



50 Teesdale, Carlton Colville

Offers in Region of £325,000

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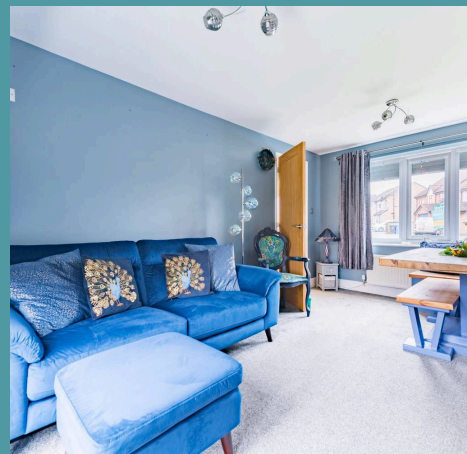
Carlton Colville, Lowestoft

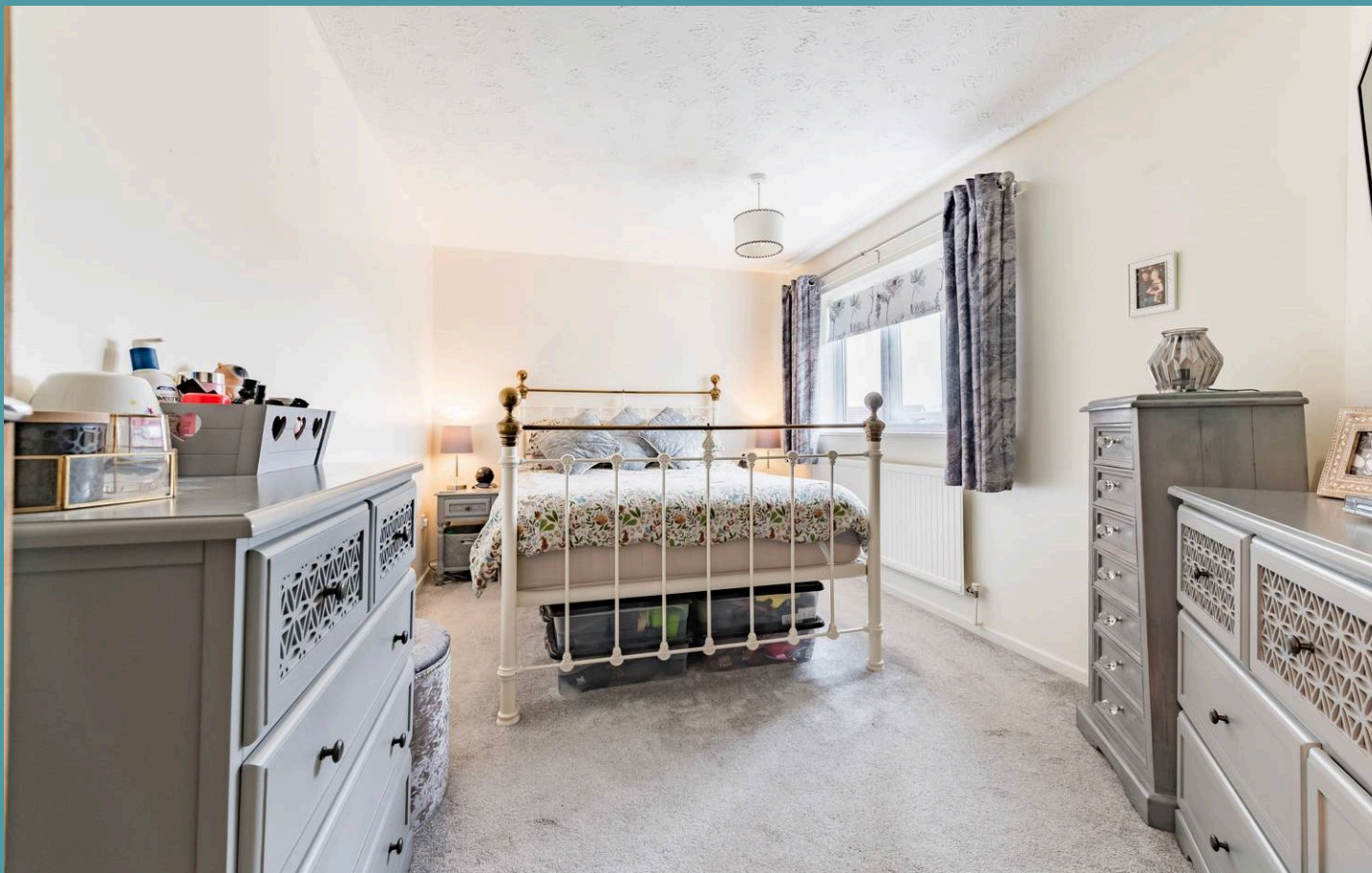
Presenting a beautiful family home with flexible and spacious accommodation that can easily adapt to suit your own preferences and style. Sitting in the sought-after area of Carlton Colville, this semi-detached home offers an array of quality features including modern fixtures and fittings, light-filled accommodation, a versatile self-contained annex and a landscaped garden. Don't miss the chance to acquire this stunning home and make it your own.

Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.





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Carlton Colville, Lowestoft

Step inside, where you are greeted by a welcoming ambience that flows throughout, with brand new flooring. Immediately capturing your attention is the kitchen/breakfast room, complete with modern fixtures and fittings that provide the perfect setting for cooking your favourite meals. The comfortable sitting room offers a cosy space for relaxation and entertaining, with the presence of French doors that open out to the garden, creating a seamless connection to the outdoors.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. A family bathroom and a convenient ground floor WC cater to the needs of modern living, providing both comfort and practicality.

A self-contained annexe enhances the flexibility of the property, complete with an open-plan kitchen/living room that is equipped with fitted units and integrated appliances, a double bedroom with French doors, and a contemporary shower room. It is designed for hosting guests, additional accommodation for family or a place to work from home, depending on your own requirements.





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Carlton Colville, Lowestoft

Towards the rear is a maintained landscaped garden, consisting of a low maintenance artificial lawn and a patio area for your outdoor seating arrangements. It is bordered by planted beds and the addition of a summerhouse, suitable for storing your outdoor furniture and garden equipment. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking.

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B (separate charge for the annex which is 50% of band A).

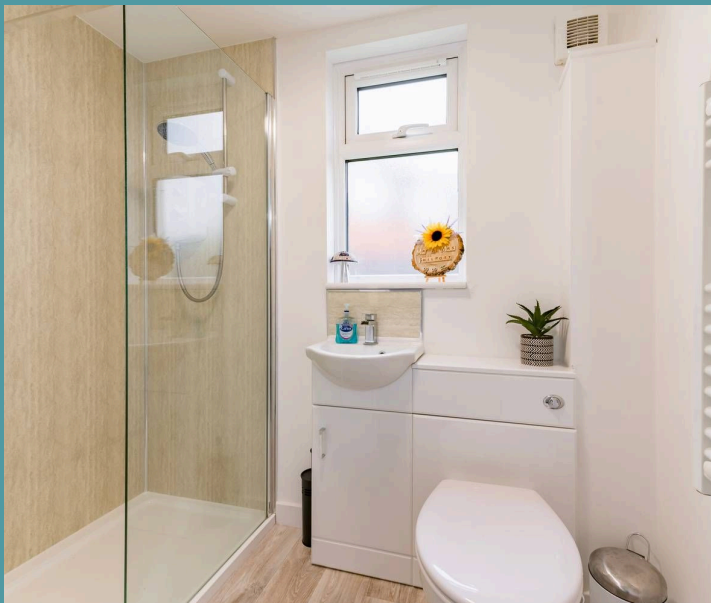




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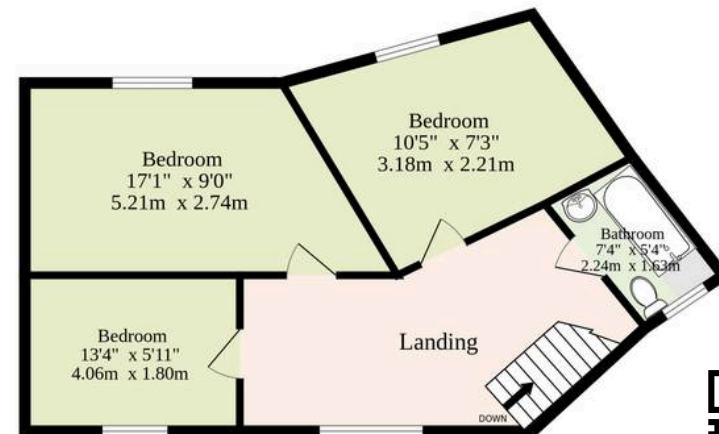
- Semi-detached residence in the sought-after area of Carlton Colville
- Beautiful family home with flexible and spacious accommodation that can adapt to suit your own preferences and style
- Kitchen/breakfast room with modern fixtures and fittings to be able to cook your favourite meals
- Comfortable sitting room for relaxation and entertaining, complemented by French doors to the garden
- Three bedrooms, a family bathroom and a ground floor WC
- Self-contained annex with an open-plan kitchen/living room, a double bedroom with French doors and a shower room
- Maintained landscaped garden with a summerhouse, fully enclosed for privacy
- Driveway providing off-road parking
- In close proximity to local shops, schools, healthcare facilities and transport



Ground Floor/Annex
695 sq.ft. (64.6 sq.m.) approx.



1st Floor
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1085sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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