



## 31 Rushton Drive, Carlton Colville

Offers in Region of £325,000

# 31 Rushton Drive

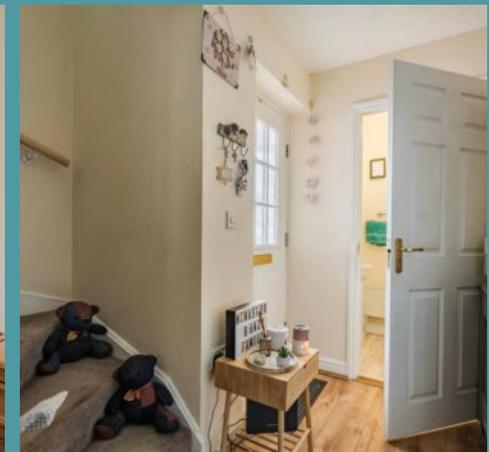
Carlton Colville, Lowestoft

Offering spacious and flexible accommodation that can be easily tailored to match your individual preferences and lifestyle. Located in the sought-after area of Carlton Colville, this detached residence is the perfect family home, highlighting a comfortable sitting room, equipped kitchen, four bedrooms and a large garden, with a driveway and garage. Don't miss the chance to acquire this home and experience all it has to offer.

## 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.





## 31 Rushton Drive

Carlton Colville, Lowestoft

Upon entering the property, you are greeted by a welcoming ambience that flows seamlessly throughout the residence. The kitchen, featuring a range of wall and base units, integrated appliances, and ample storage space, offers a practical setting for cooking and dining. Adjacent to the kitchen, the comfortable sitting room provides the ideal space for relaxation and entertaining, enhanced by the addition of French doors that open out onto the garden, flooding the room with natural light and creating a seamless indoor-outdoor living experience. Convenience is key with the inclusion of a ground floor WC, ensuring ease of access for both residents and guests.

The first floor of the property boasts four generously proportioned bedrooms, each thoughtfully designed to offer relaxation and privacy. The fourth bedroom has the versatility to be a home office, dressing room or playroom, depending on your own requirements. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine, whilst the main bathroom accommodates the remaining bedrooms.





## 31 Rushton Drive

Carlton Colville, Lowestoft

Stepping outside, the property features a large enclosed garden, providing a blank canvas for endless possibilities when it comes to outdoor activities and enjoyment. Whether it's al fresco dining, gardening, or simply relaxing in the afternoon sunshine, this garden is perfect for all. A driveway provides off-road parking for multiple vehicles, while a garage offers further storage options, ensuring that practicality is never compromised.

### 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: D





## 31 Rushton Drive

Carlton Colville, Lowestoft

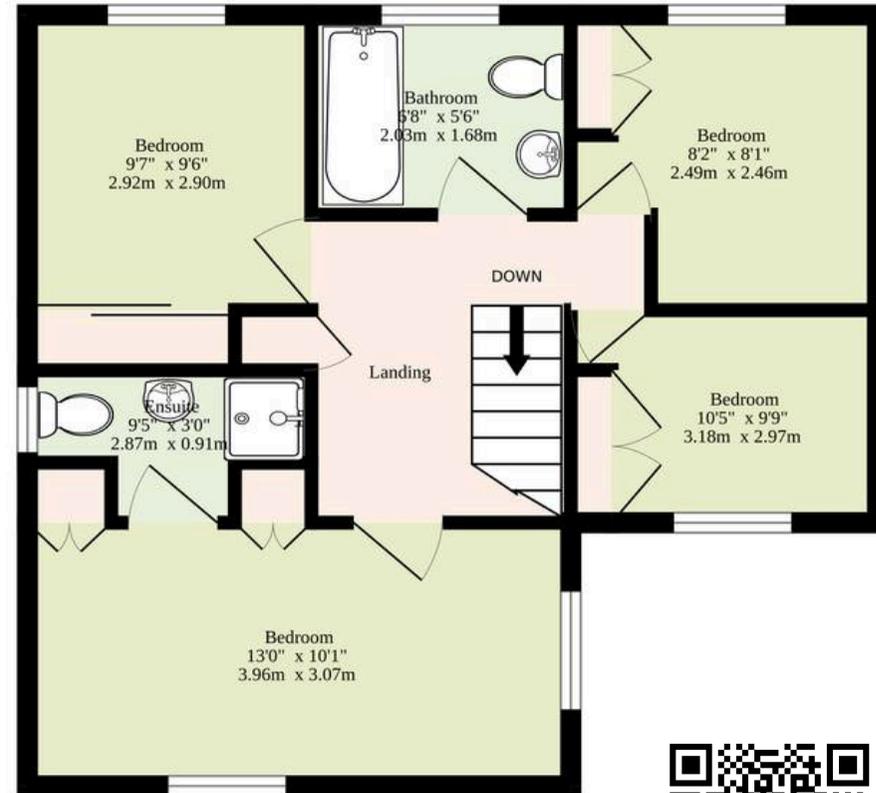
- Detached residence in the sought-after area of Carlton Colville
- Beautiful family home with spacious and flexible accommodation to adapt to your own preferences and style
- Kitchen with wall and base units, integrated appliances and plenty of storage space
- Comfortable sitting room for relaxation and entertaining, complemented by French doors to the garden
- Ground floor WC for convenience and ease
- Four bedrooms, one private en-suite and a family bathroom
- Large enclosed garden offering endless possibilities for outdoor activities and enjoyment
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, bus routes, healthcare facilities and schools



**Ground Floor**  
410 sq.ft. (38.1 sq.m.) approx.



**1st Floor**  
544 sq.ft. (50.5 sq.m.) approx.



**TOTAL FLOOR AREA : 954 sq.ft. (88.6 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.

Made with Metropix ©2025

