



50 Rectory Road, Carlton Colville

Offers Over £380,000

# 50 Rectory Road

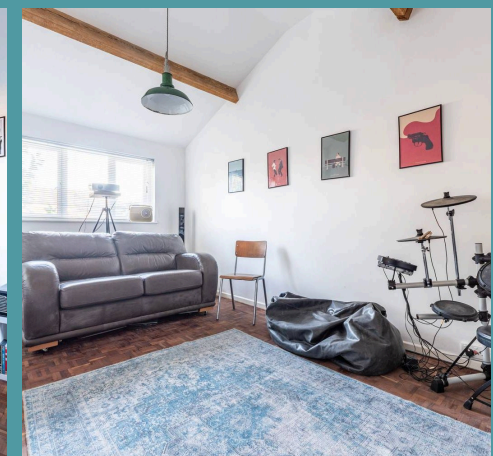
Carlton Colville, Lowestoft

Welcome to this detached residence in Carlton Colville, presenting a unique opportunity for those seeking a beautiful family home with the perfect blend of convenience and contemporary. Set on a large corner plot, this property holds plenty of potential with flexible accommodation and an exterior awaiting your own personal touch. 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.



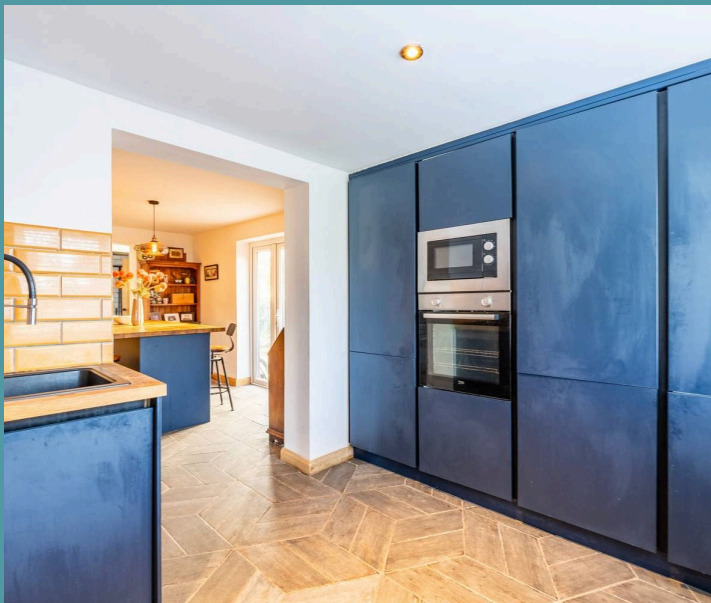


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Stepping inside, you are greeted by a spacious and flexible layout that effortlessly caters to modern-day living. The open-plan kitchen/dining room serves as the heart of the home, featuring modern fixtures and fittings that seamlessly complement the original features. Well-equipped with fitted units and integrated appliances to enhance your cooking experience. Opening into the dining area, where this inviting space encourages hosting gatherings or enjoying intimate family meals.

The split level sitting room is accentuated by the warmth of a wood burner, providing a cosy ambience during the cooler months. It forms a comfortable space to relax and unwind, with parquet flooring and stairs rising to the upper level. Adjacent to the living areas, a versatile cinema room offers endless possibilities, whether utilised as a bedroom, office, or snug, adding to the adaptability of the property.



Located across both floors you will encounter four well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The family bathroom and ground floor shower room is complete with contemporary amenities, ensuring comfort and convenience for all residents and guests.



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The enclosed rear garden beckons you to enjoy the outdoors in privacy. A large pergola creates a covered seating area, perfect for al fresco dining or simply unwinding in the fresh air. It connects with the kitchen/dining room, creating the perfect setting for entertaining. The additional area consists of planted beds and stocked borders, that can easily be changed to a laid to lawn if required. The property is set back from the road, with established gardens and a paved driveway providing off-road parking.

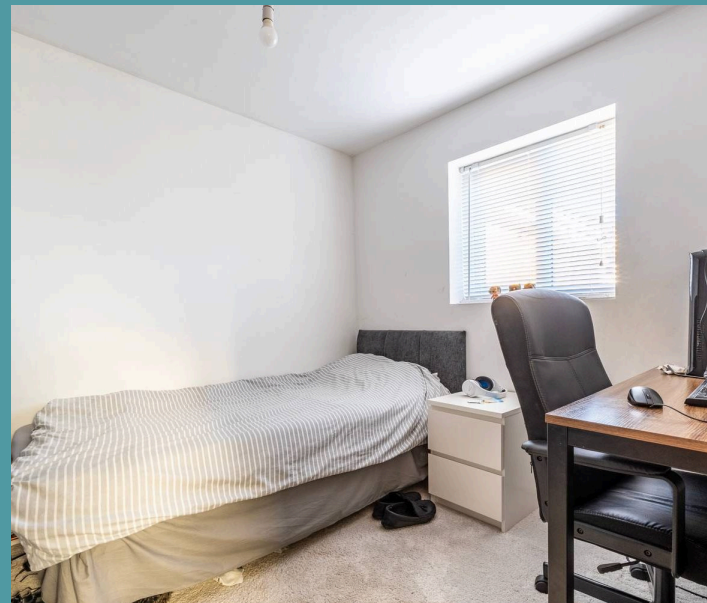
### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D

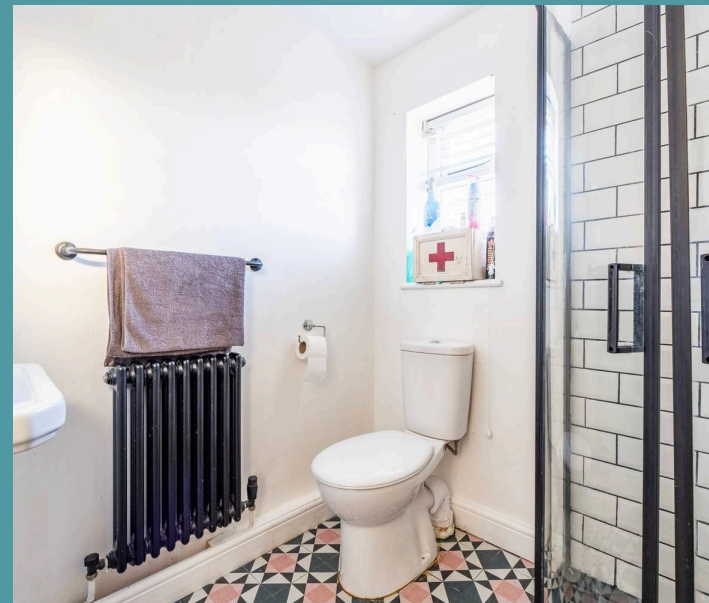
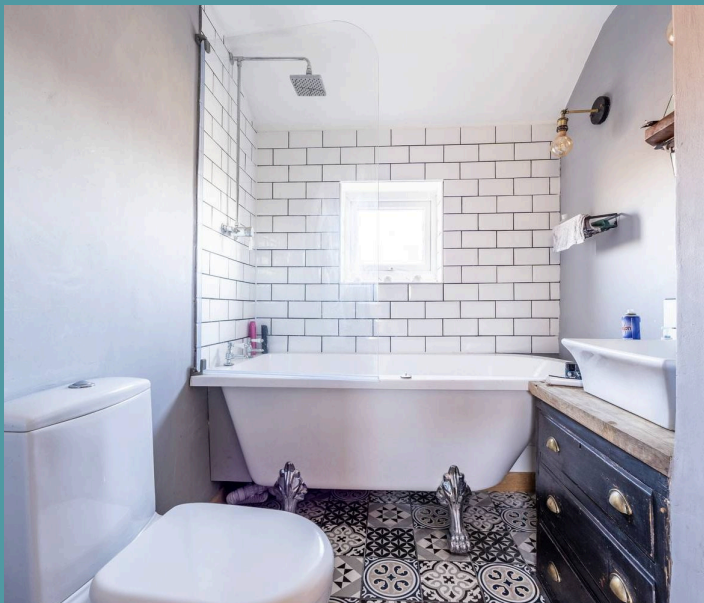




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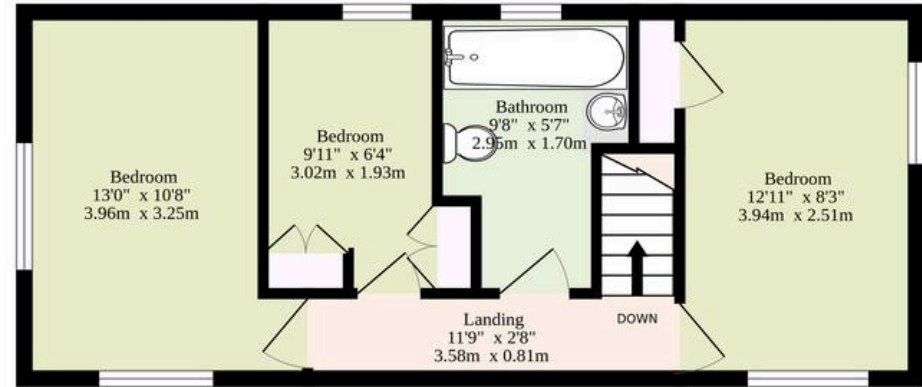
- Charming detached residence situated on a large corner plot in Carlton Colville
- Beautiful family home with flexible and spacious accommodation
- Original features preserved whilst renovating throughout
- Open-plan kitchen/dining room with modern fixtures and fittings
- Comfortable sitting room accentuated by a wood burner
- Versatile cinema room that has the potential to be a bedroom, office or snug
- Four bedrooms & a family bathroom
- Enclosed rear garden with large pergola and seating area
- Driveway providing off-road parking for all residents
- In close proximity to all local amenities and natural surroundings



**Ground Floor**  
781 sq.ft. (72.6 sq.m.) approx.



**1st Floor**  
388 sq.ft. (36.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1169sq.ft. (108.6 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.

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