



30 Keel Close, Carlton Colville
£190,000

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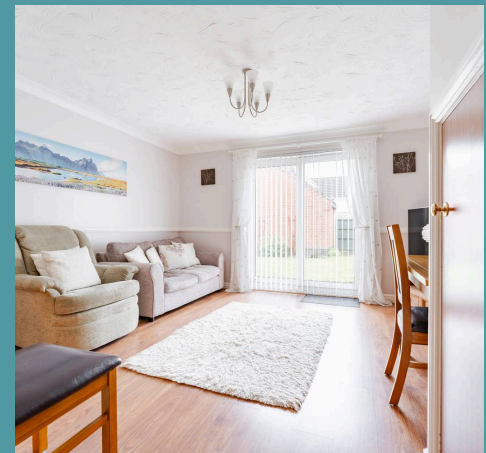
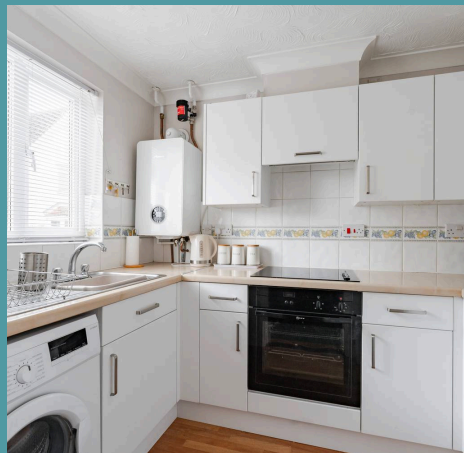
Carlton Colville, Lowestoft

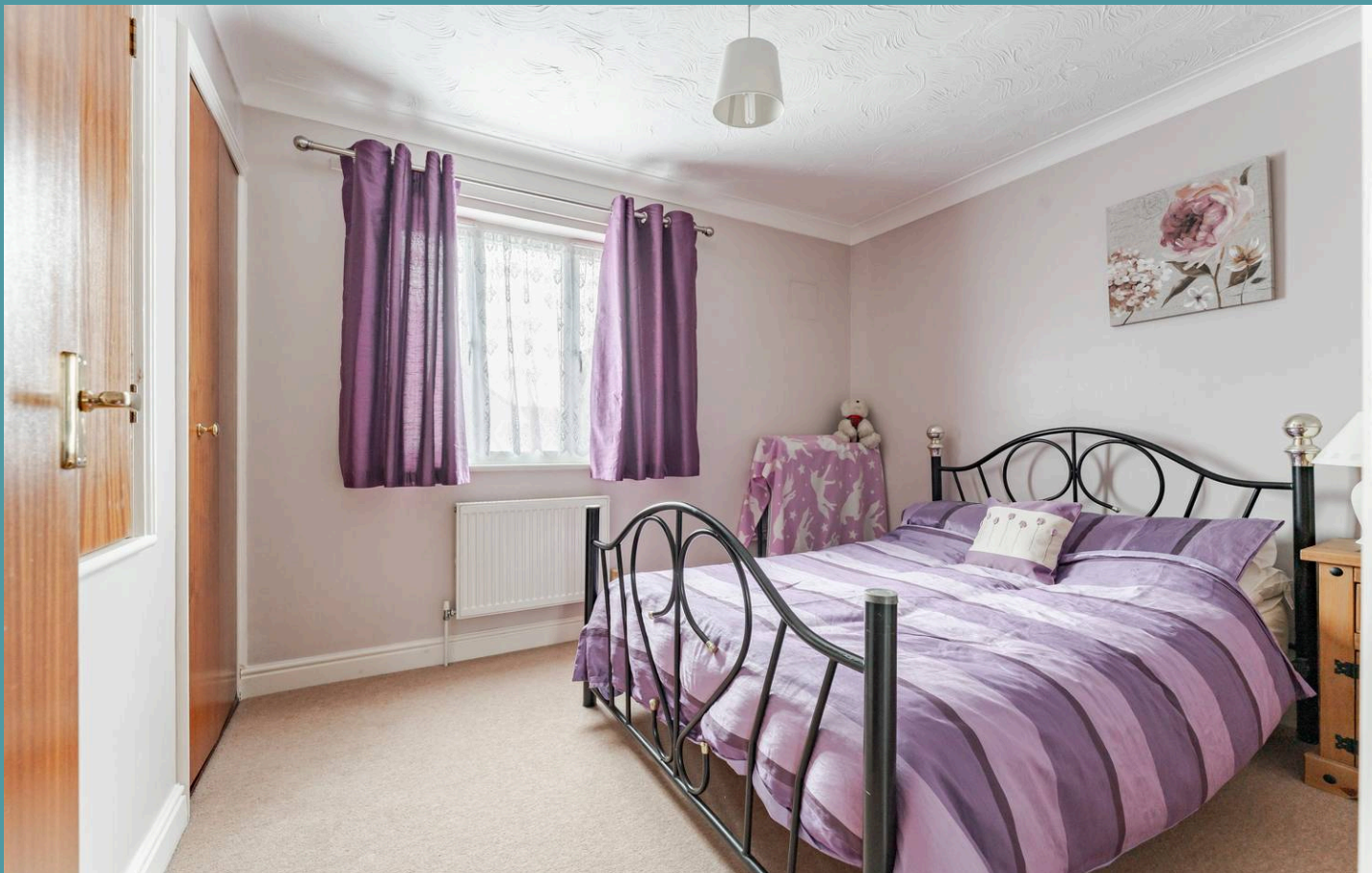
Down a quiet cul-de-sac in the sought-after area of Carlton Colville, lies this semi-detached residence that is perfect for first time buyers or an investment purchase. Showcasing a well-presented interior that is bright and airy, including an equipped kitchen, an inviting sitting/dining room, two bedrooms and a family bathroom. Externally, you will find a well-maintained garden and a driveway providing off-road parking. Don't miss the chance to acquire this home and embrace a lifestyle of comfort and ease within a welcoming community.

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.





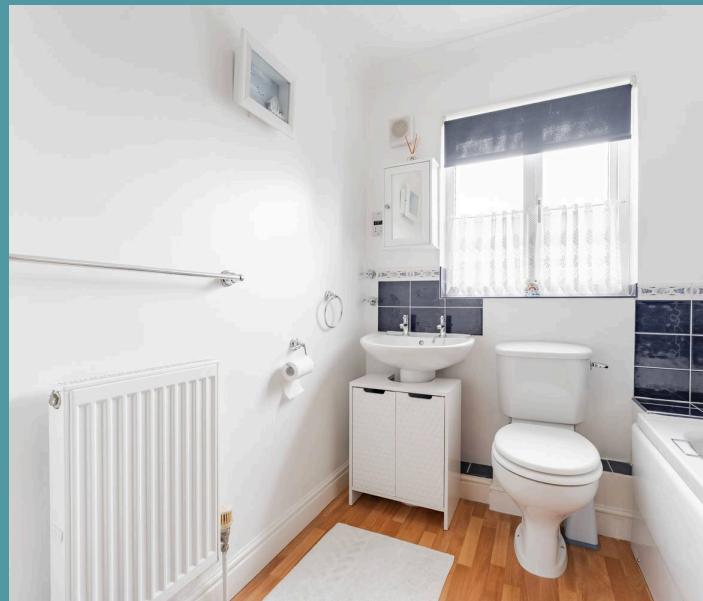
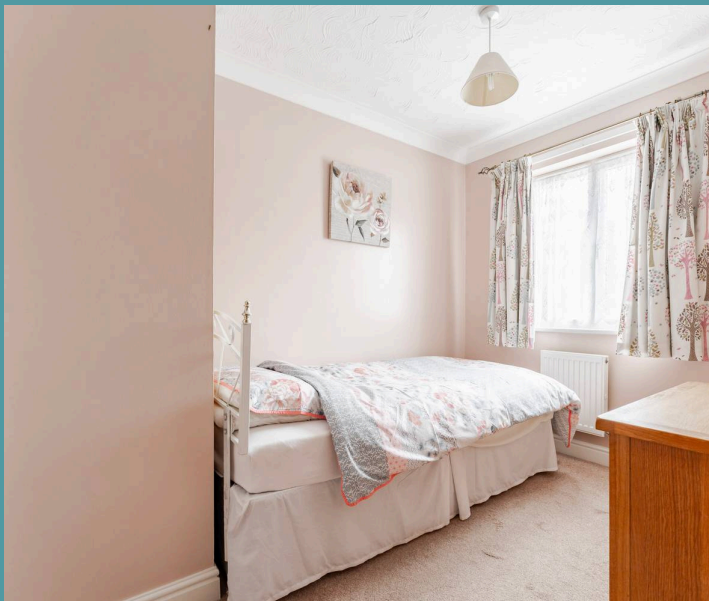
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Carlton Colville, Lowestoft

Upon entering the property, you are greeted by a bright and airy entrance hall, complemented by a convenient WC. Positioned at the front of the residence is a well-equipped kitchen, featuring a range of wall and base units, integrated appliances, and plenty of storage space, to enhance your cooking experience.

The heart of the home is the spacious sitting/dining room, bathed in natural light pouring in through sliding doors. This light-filled room creates a welcoming ambience for relaxation and entertaining. With a versatile layout, you will have the freedom to configure this space to suit your lifestyle, with comfortable seating arrangements and a dining set-up.

Ascend to the first floor where you will encounter two bedrooms, each thoughtfully designed with comfort and privacy in mind. The second bedroom has the versatility to be a home office, dressing room or a guest room, depending on your own requirements. The bathroom comprises of a three piece suite, including a bathtub, a hand basin and a WC.





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Carlton Colville, Lowestoft

Towards the rear is a well-maintained garden that is primarily laid to lawn, bordered by planted beds and a patio area for your outdoor seating arrangements. The addition of a timber shed is ideal for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a paved driveway, providing off-road parking for multiple vehicles.

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

3 year old combi boiler that is serviced regularly.

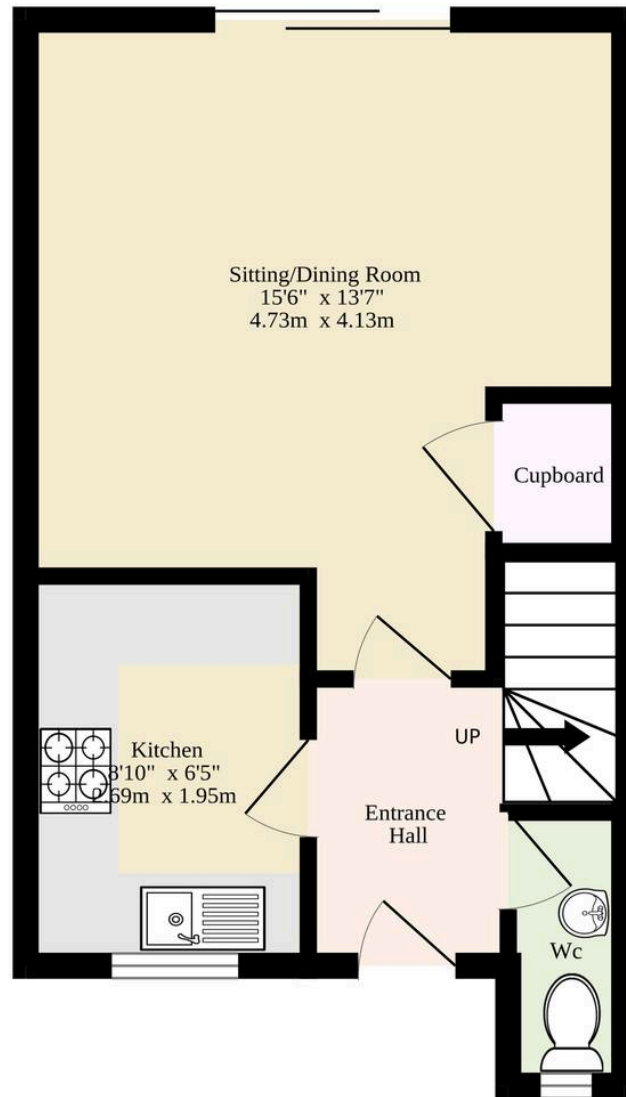
Furniture can be left under separate negotiation.

Council Tax Band: B

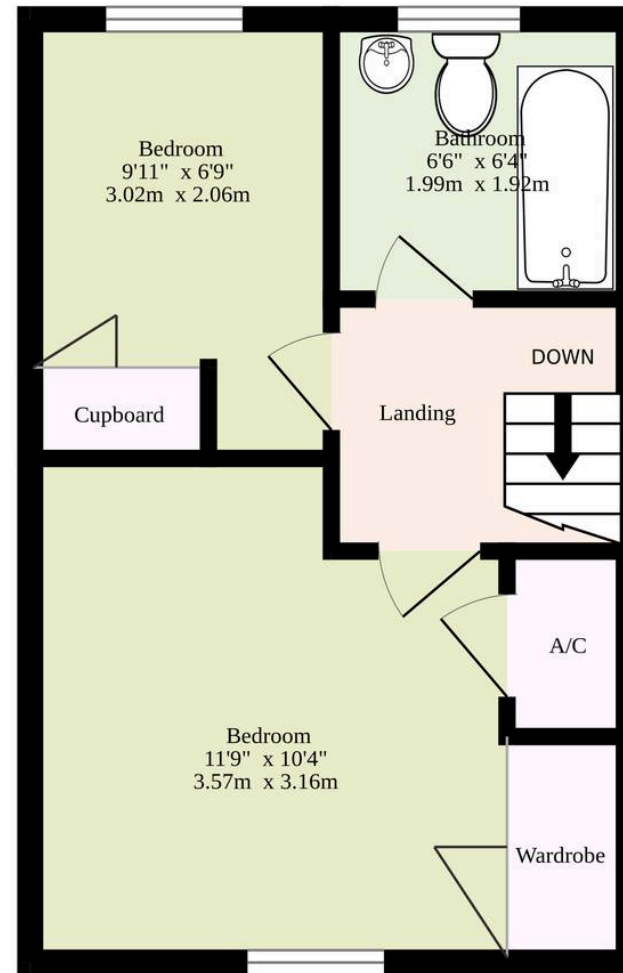
- Semi-detached residence down a quiet cul-de-sac in the sought-after area of Carlton Colville
- Perfect first home or investment purchase
- Kitchen equipped with wall and base units, integrated appliances and plenty of storage space
- Spacious sitting/dining room filled with an abundance of natural light, inviting relaxation and entertaining
- Two bedrooms and a family bathroom
- Maintained garden with a patio area and a laid to lawn, fully enclosed for privacy
- Driveway providing off-road parking
- Close to local shops, schools, healthcare facilities, transport and Carlton marshes for scenic walks



Ground Floor
326 sq.ft. (30.3 sq.m.) approx.



1st Floor
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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