



7 Gondree, Carlton Colville

In Excess of £210,000

7 Gondree

Carlton Colville, Lowestoft

A perfect first home or investment purchase within the sought-after area of Carlton Colville. This end-terrace residence has spacious and flexible accommodation that can adapt to your own preferences. Highlighting an inviting sitting room, an open-plan kitchen/dining room, a light-filled conservatory, three bedrooms and a family bathroom. Externally, you will find a maintained garden and off-road parking for two vehicles. Don't miss your chance to make this house your home and experience a comfortable and convenient lifestyle.

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.





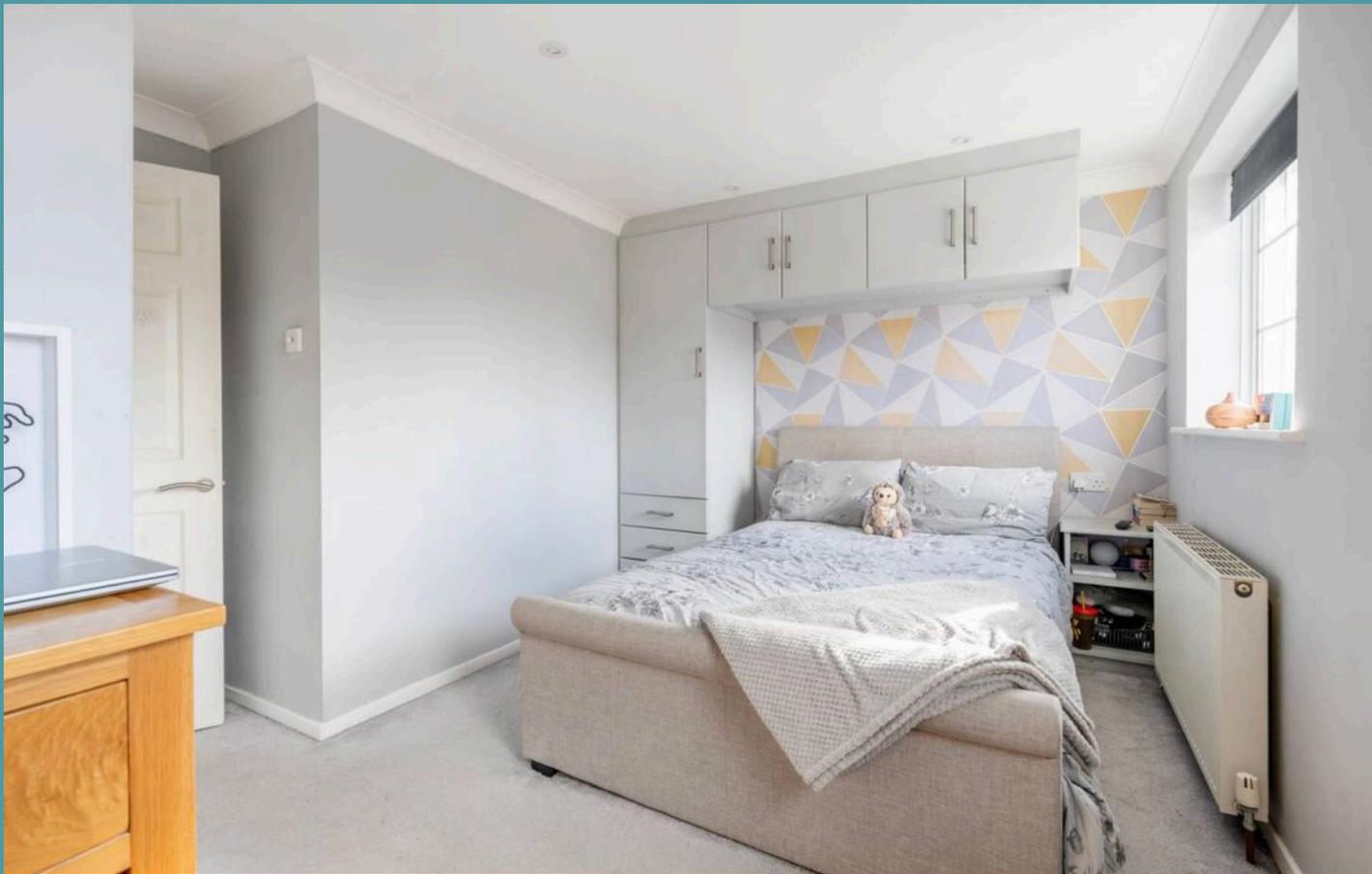
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Carlton Colville, Lowestoft

Upon entering, you are greeted by a comfortable sitting room that is both inviting and versatile. This space is well-suited for relaxation after a long day or entertaining guests on special occasions. The open-plan kitchen/dining room is a standout feature of this home, with contemporary design equipped with wall and base units, integrated appliances, and ample storage space, to be able to cook your favourite meals. One of the highlights of this property is the light-filled conservatory, offering views of the garden and flooding the space with natural light. This versatile room provides a seamless transition between indoor and outdoor living, allowing you to enjoy the outdoors within the comfort of your own home.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. Completing the upper floor is a family bathroom, comprising of a three piece suite, accommodating all residents in the household.





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Towards the rear is a well-maintained garden that is primarily lawn, with a shingled area for your outdoor seating arrangements. A timber shed is suitable for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in privacy and seclusion. At the front of the residence is off-road parking for two vehicles.

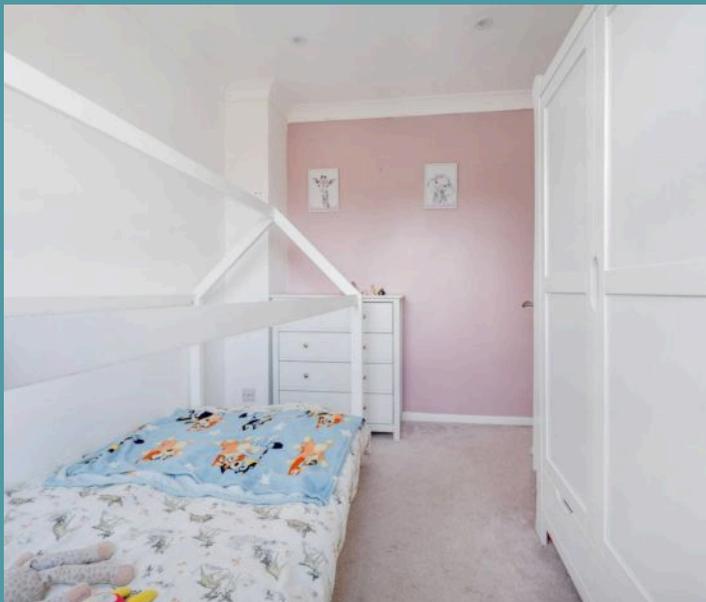
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B





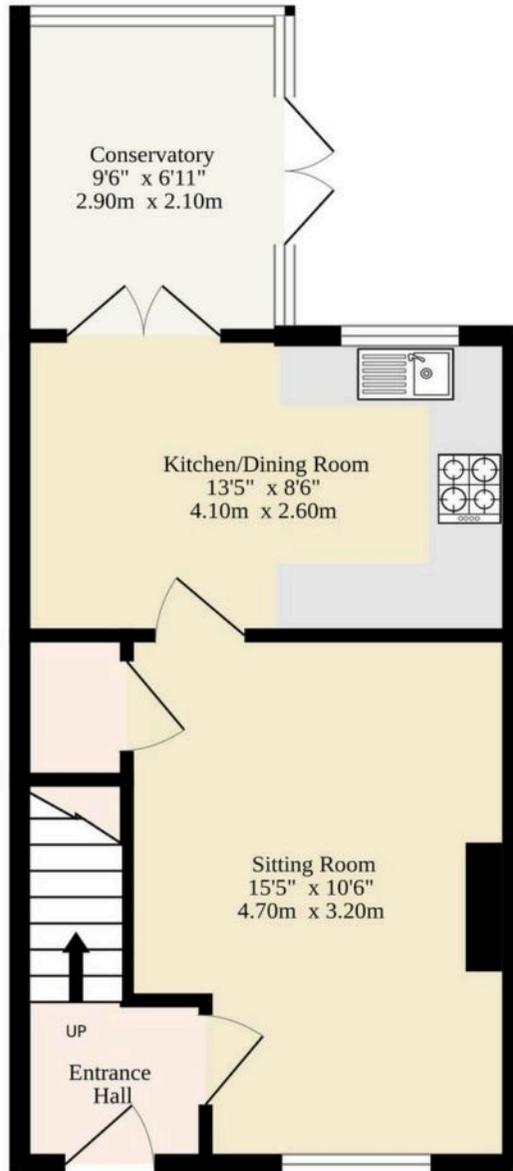
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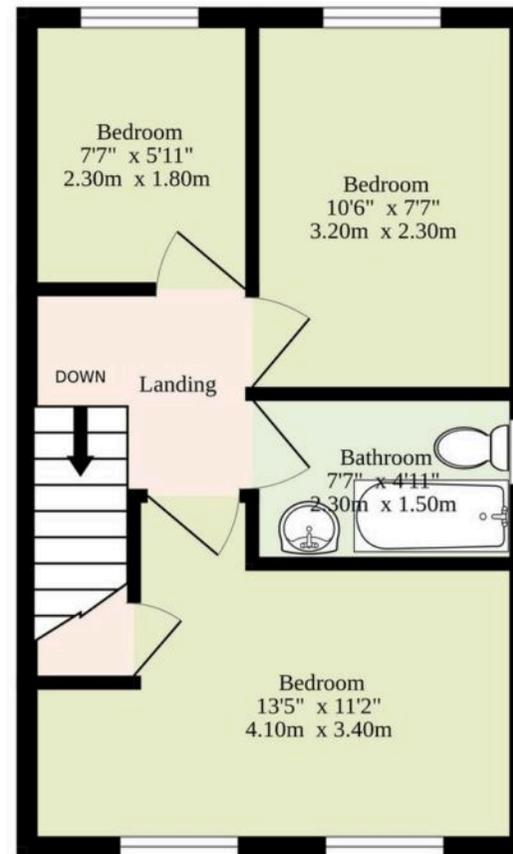
- End-terrace residence in the sought-after area of Carlton Colville
- Perfect first home or investment purchase
- Comfortable sitting room that invites relaxation and entertaining
- Open-plan kitchen/dining room equipped with wall and base units, integrated appliances and plenty of storage space
- Light-filled conservatory offering views of the garden, allowing you to enjoy the outdoors within the comfort of your own home
- Three bedrooms and a family bathroom
- Maintained garden that is fully enclosed for privacy
- Off-road parking for two vehicles
- Close to local shops, bus routes, schools, healthcare facilities and the coast



Ground Floor
361 sq.ft. (33.5 sq.m.) approx.



1st Floor
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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