



2 Colsterdale
Carlton Colville | Suffolk | NR33 8TN

A WELCOMING HOME



“This comfortable and spacious family home has been a very happy place indeed, with the owners filling the house with friends and family on many occasions.

There’s room for everyone here!

The location is another bonus – you’re close to the coast but part of a year-round community, walking distance from parks, shops, schools and more, so you have everything you need close by.”



KEY FEATURES

- A Spacious & Well Presented Detached Family Home, situated in a Popular Location in Carlton Colville
- Walking Distance to the Beach
- Four Bedrooms; Two Bathrooms/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms & Conservatory
- Study/Possible Bedroom Five
- Private, Secure and Attractive Rear Garden
- Double Garage and Ample Off Road Parking
- The Accommodation extends to 1,926sq.ft
- Energy Rating: C

If you're looking for a home with plenty of space and ample parking, where you can walk to most places but also get out and about across the wider area with ease, this is the one for you! You have the beach and Oulton Broad nearby, with a great range of places to eat and leisure facilities, but you're in a year-round community with friendly neighbours.

Sociable Space

The owners were drawn here by the size of the accommodation. With a large extended family who visit frequently, having room to host is incredibly important to them – and they found it here. During their time at the modern property, they have fitted new bathrooms, replaced the windows and have added a conservatory, so the house comes to the market in excellent condition. The garden has also been completely re-done with high end floor tiles and designed by a professional gardener. Another thing that they like is the amount of available parking. There's a double garage, plus room for three cars on the drive, with additional parking on the road to the side of the house. They have found this great when all the family descend for a visit!

Making Memories

The rooms here are well proportioned – another benefit for this sociable couple. The main sitting room has a bay window to let the light pour in, with double doors leading to the formal dining room, so you can open the room up into one larger space when you have a houseful. The dining room in turn has sliding doors onto the conservatory – a real suntrap where the owners love to relax. There's a small study, which means you can tuck yourself away if you need to work, then the kitchen is another great space. Again, double doors lead to the garden and fill the room with light, while the breakfast bar is the perfect spot for a cuppa and a catch up.





KEY FEATURES

Exploring Upstairs

Upstairs, all the bedrooms are a really good size and two have built-in storage. The principal has an en-suite shower room and there's a family bathroom shared between the other bedrooms. It's been ideal for the owners, as they've had room to have family stay overnight on a regular basis and there's space for both children and grandchildren. "We've hosted a lot of parties here, initially for our children, then baby showers and for the grandchildren. We have great memories of family gatherings for milestone birthdays, wedding celebrations and more. It's a lovely warm and welcoming home with a truly friendly feel."

Through All Seasons

Another thing the owners like about life here is that you're close to the beach and to all the leisure facilities that come with popular holiday destinations – you're spoilt for choice with places to eat, there's a golf course and equestrian centre nearby, nature reserves and sandy beaches galore. Yet you're well away from the crowds, in a quiet, secure residential area with plenty of family facilities. Kids can walk to the local school, you can stroll to the park or to the local shop for a pint of milk – or hop in your car and you can be in the centre of town in just a few minutes. Both the A12 and A146 are within easy reach, which makes it a breeze to get out and about across the area.





















INFORMATION



On The Doorstep

The nearby town of Beccles boasts a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings. Lowestoft is Suffolk's second largest town and contains a variety of business and residential areas, with the main shopping centre lying just to the north and the award-winning Blue Flag beaches to the south. To the south is the popular seaside tourist town of Southwold with its working lighthouse, beach huts, award winning pier, busy harbour, cliff top cannon and of course the beach.

How Far Is It To?

Norwich lays approximately 24 miles north of Carlton Colville and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible on the east coast and are around twenty minutes by car. The attractive market town of Diss is about 31 miles west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan QR Code Below

Leave Beccles from the Morrisons roundabout, continue over on to the A146. Continue along the A146 signposted Lowestoft and upon reaching the village of Carlton Colville continue past The Crown Pub. Take the 3rd exit at the roundabout and then the 1st exit at the next roundabout onto the A1145. Continue down the A1145 and go straight over the next roundabout and a few moments later take the right turning onto Ribblesdale. Follow Ribblesdale Road around and then turn right onto Deepdale and then take the 2nd road on the right and the property will be found on the right hand side.

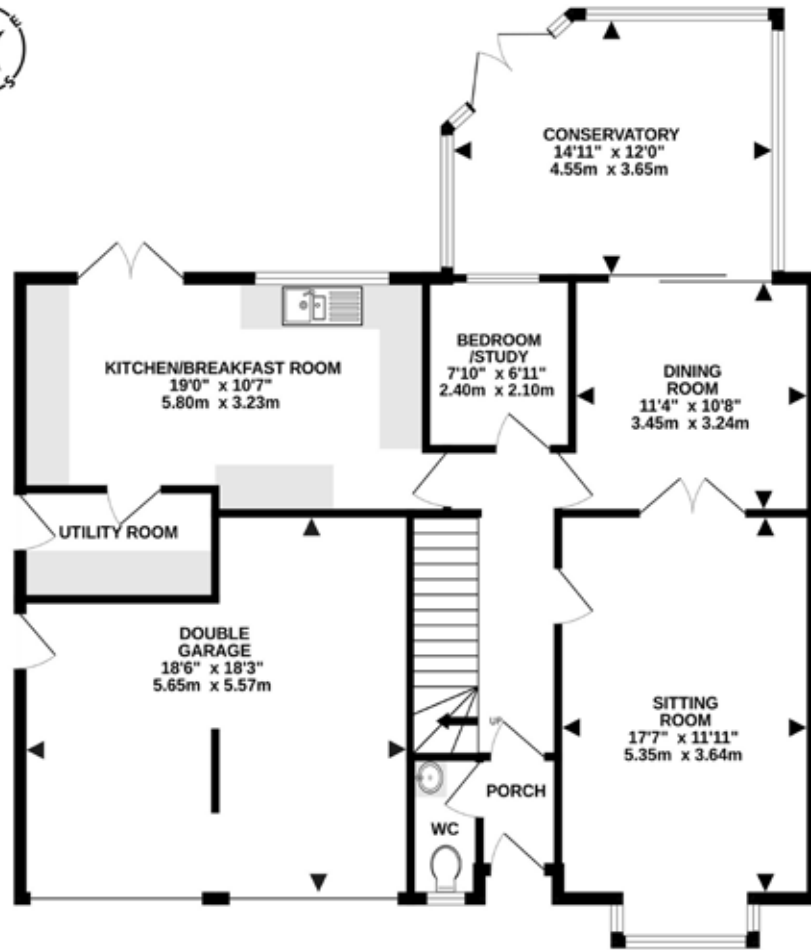
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... flattered.districts.gloom

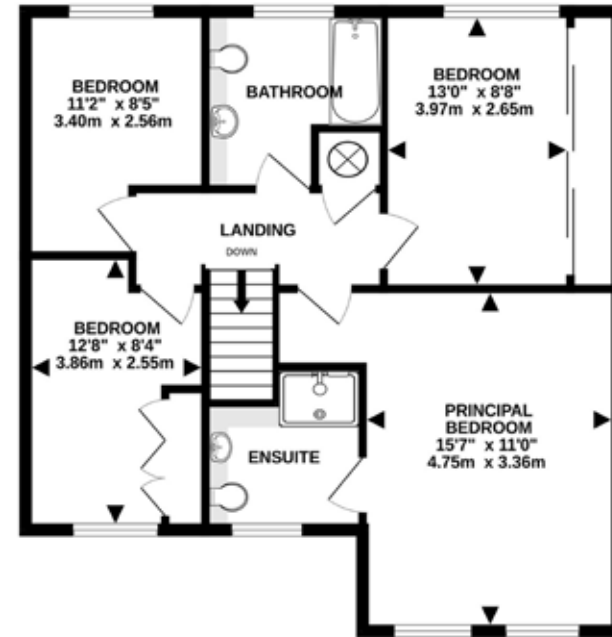
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band E
Freehold





GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.

TOTAL FLOOR AREA : 1926 sq.ft. (179.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(91-101)	B		
(81-90)	C		
(65-80)	D		
(55-64)	E		
(41-54)	F		
(1-40)	G		
Not energy efficient - higher running costs		72	82

England & Wales EU Directive 2002/91/EC

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Beccles on



Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

