



31 Charter Way, Carlton Colville
Lowestoft

Guide Price

Minors & Brady

31 Charter Way

Carlton Colville, Lowestoft

Guide price £160,000-£170,000 Chain free and positioned within the popular area of Carlton Colville, Lowestoft, this mid-terrace residence offers a comfortable, easy-going lifestyle with plenty of scope to make it your own. It's an ideal opportunity for first-time buyers looking to take that next step, or for investors seeking a well-located, low-maintenance property, featuring a spacious living room, a practical kitchen/diner, two bedrooms ready for personal touches, a classic three-piece bathroom and a private, low-maintenance garden complemented by off-road parking, altogether creating a straightforward, appealing home in a well-connected neighbourhood.

- Guide price £160,000-£170,000
- Chain free
- Mid-terrace residence positioned in Carlton Colville, Lowestoft
- Perfect choice for first-time buyers or investors!
- Spacious living room inviting relaxation and entertaining
- Kitchen/diner fitted with cabinetry, an integrated oven, a gas hob and under-counter space for your own appliances
- Two bedrooms ready for you to personalise
- Bathroom comprising of a classic three-piece suite
- A private, low-maintenance garden
- Two allocated off-road parking spaces
- Close to local shops, schools, Carlton marshes and transport links



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Location

Charter Way is set within a quiet residential pocket of Carlton Colville, a popular suburb on the southern edge of Lowestoft. Day-to-day needs are easily covered, with nearby convenience shops around Ashburnham Way and the Ellenbrook area offering groceries, takeaways, and pharmacy services. Families are well placed for schooling: Carlton Colville Primary School is the closest, with Gisleham Church of England Primary also only a short distance away, and secondary pupils typically attending Pakefield or East Point via regular bus routes. One of the area's biggest draws is the proximity to Carlton Marshes, where wide open reedbeds and quiet trails provide space for walking, cycling, and wildlife watching. Transport links are practical, with frequent buses running towards Lowestoft town centre, Pakefield, and Kessingland, and easy access by car to the A146 and A12. The overall feel is relaxed and community-minded, with green space, local amenities, and the coast all within easy reach.



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A small porch sets the tone for a practical layout, opening into a spacious living room that provides a welcoming setting for both quiet evenings and relaxed gatherings. The kitchen/diner sits to the rear, fitted with modern cabinetry, an integrated oven, a gas hob and convenient under-counter space for your chosen appliances, making everyday cooking simple and efficient.

Upstairs, the two bedrooms offer a blank canvas ready for personal touches, whether you envision a functional workspace or a guest room. The bathroom features a classic three-piece suite, including a bathtub, a toilet and a hand wash basin.

Outside, the private rear garden is designed for minimal upkeep, predominantly paved and ready for outdoor seating, container planting or a timber storage shed. The property also benefits from off-road parking, adding to the overall convenience.

Well-situated and full of potential, this home presents a straightforward, appealing option for those looking to settle or invest in a sought-after residential setting.

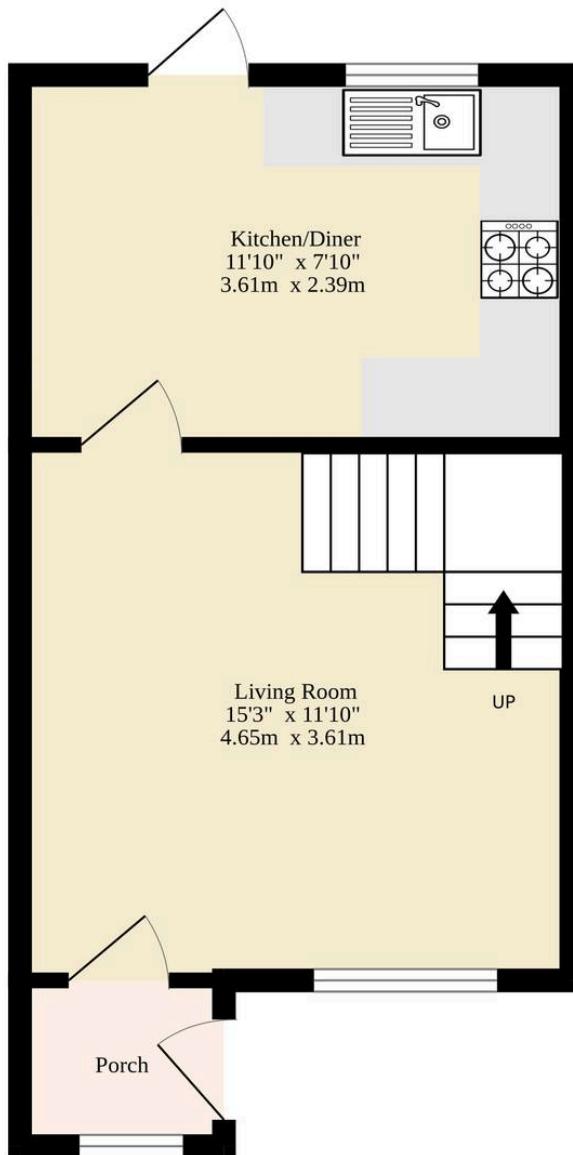
Agents note

Freehold

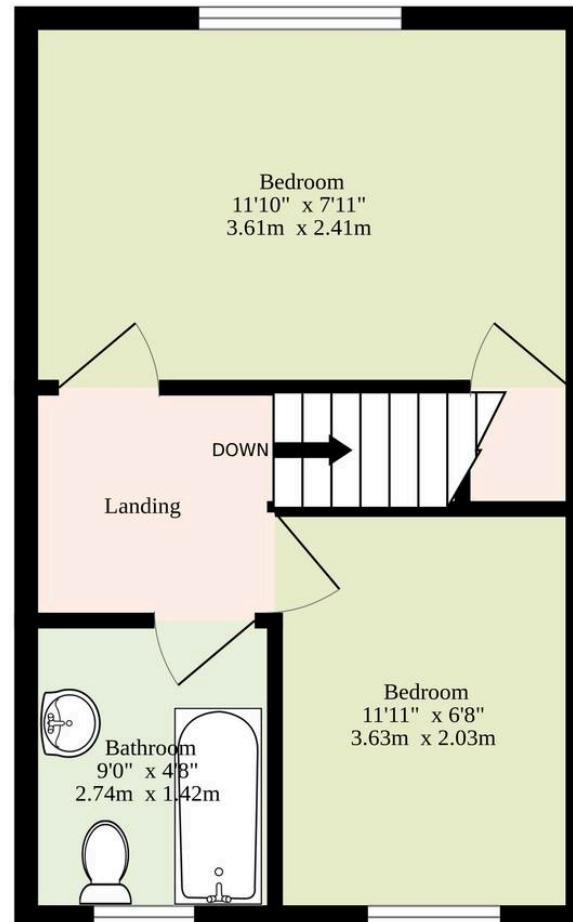


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
263 sq.ft. (24.4 sq.m.) approx.



1st Floor
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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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