



Lowestoft,

Guide Price £400,000

- Premium detached family home
- Stunning shaker style kitchen/diner
- Guide Price £400,000 - £425,000
- Enclosed landscaped gardens
- 4 spacious bedrooms
- Double garage with off road parking
- Highly sought after location
- Renovated to a high specification
- Master with en suite
- Close to local fantastic local schools and amenities

Yewdale, Lowestoft

Carlton Colville is a village and civil parish in the county of Suffolk, located on the southern edge of Lowestoft in the East of England. It lies close to the boundary with Norfolk and is well connected via the A146 road, providing direct routes to Norwich and the surrounding Broads area. Positioned near Oulton Broad, part of The Broads National Park, Carlton Colville combines a semi-rural setting with convenient access to coastal and countryside landscapes, making it a popular residential area within the wider Lowestoft region.



Council Tax Band: D



Description

**** Guide price £400,000 - £425,000**** Occupying an enviable corner plot position within the highly sought after private enclave of Yewdale, this exceptional detached family residence combines elegant design, generous living accommodation, and beautifully landscaped outdoor space, creating the perfect home for modern family living.

Upon entering the welcoming entrance hall, you are immediately greeted by a sense of style and sophistication. A staircase rises to the first-floor landing, while doors provide access to the principal reception rooms, the impressive kitchen/diner, and a convenient ground-floor cloakroom/WC.

The heart of the home is undoubtedly the stunning kitchen/diner, beautifully appointed with a range of shaker style units complemented by quality work surfaces. Features include a range-style oven with induction hob, integrated fridge freezer, integrated dishwasher & Washing machine, and a charming ceramic Butler sink. French doors open directly onto the rear garden, flooding the room with natural light and creating a delightful country-cottage ambience, ideal for both everyday family life and entertaining guests.

The spacious lounge enjoys an abundance of natural light thanks to its multiple window aspects, while attractive wood flooring enhances the room's warm and inviting atmosphere. A second reception room provides excellent versatility and could be utilised as a formal dining room, home office, playroom, or snug, also benefiting from wood flooring and a pleasant front-facing outlook.

Completing the ground floor is a stylish cloakroom/WC, fitted with a contemporary white suite comprising a vanity wash hand basin and low-level WC.

To the first floor, the generous landing provides access to four well-proportioned bedrooms and the family bathroom. The impressive principal bedroom serves as a luxurious retreat, featuring multiple window aspects, bespoke fitted wardrobes, and access to a beautifully appointed contemporary en-suite shower room finished with a modern white suite.

Bedrooms two, three, and four are all generously sized, offering excellent flexibility for growing families, guests, or home working requirements. The family bathroom is fitted with a modern white suite incorporating a panelled bath with mains-fed monsoon shower over, pedestal wash hand basin, and low level WC.

Externally, the property continues to impress. Occupying a substantial wrap around plot, the landscaped rear garden has been thoughtfully designed to provide both beauty and practicality. Predominantly laid to lawn, the garden is complemented by attractive decorative flower borders and a paved seating area, perfect for outdoor dining and summer entertaining. A door provides direct access to the detached double garage, while gated access leads to the private driveway, offering ample off-road parking.

This superb family home presents a rare opportunity to acquire a beautifully maintained property in a prestigious and private setting, combining spacious accommodation, stylish interiors, and exceptional outdoor space.

Guide price £400,000 - £425,000

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Tenure

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref

Outgoings

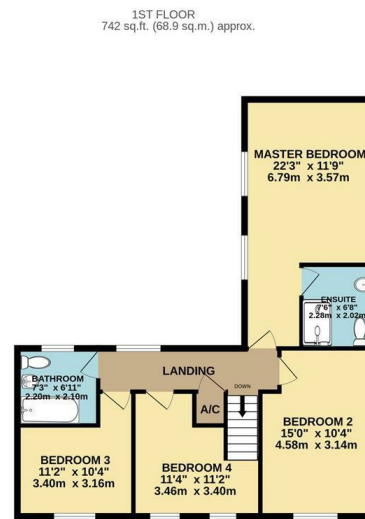
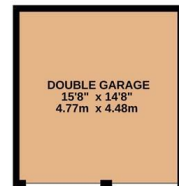
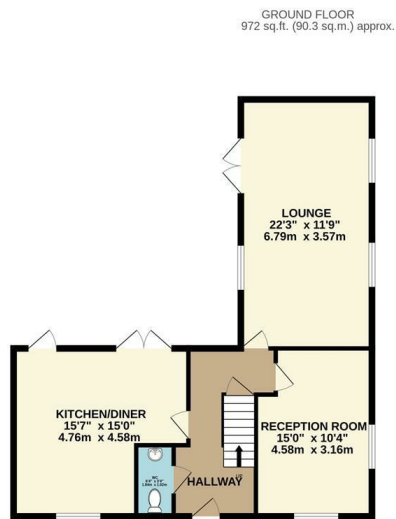
Council Tax Band D

Services

Mains Gas, water and electricity



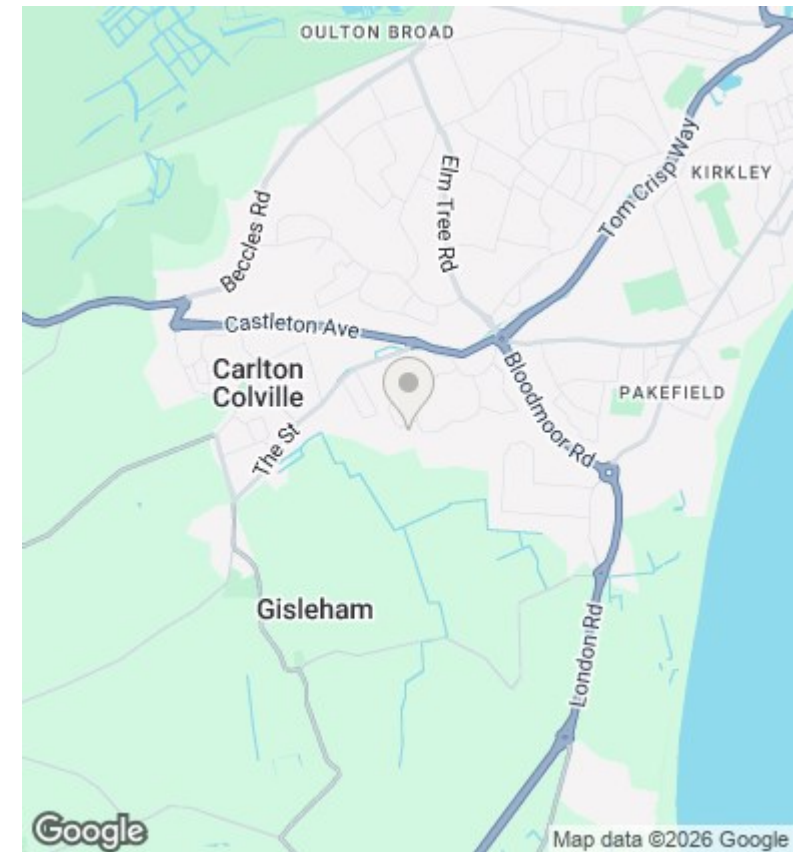




YEWDALE, CARLTON COLVILLE

TOTAL FLOOR AREA : 1714 sq.ft. (159.2 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com