



## Carlton Colville, Suffolk

Guide Price £415,000

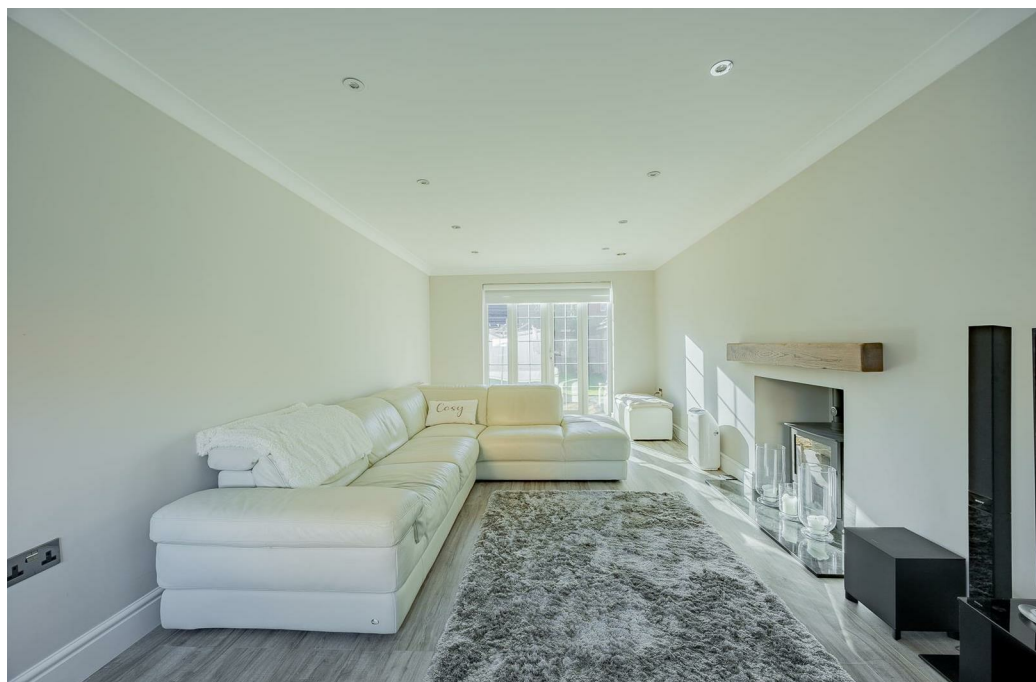
- £410,000 Guide Price
- Three Ensuites, One Family Bathroom and W.C
- Sought After Location with Great Commuting Access
- Five Bedroom Detached Home
- Modern Kitchen with Breakfast Bar
- Close to Amenities and Beaches
- Living Room and Separate Dining Room
- Garage and Driveway

# Easdale, Carlton Colville

Located in a quiet cul-de-sac within the sought-after town of Carlton Colville, this home benefits from a peaceful setting while being close to a variety of local amenities. Well-served by an array of reputable schools, shops, and essential services, the area is ideal for families seeking convenience and community. Excellent travel links include a short distance to the A12, providing easy access to commuting routes and nearby towns and cities, as well as the popular coastal town of Southwold. Additionally, just a short drive away lies Pakefield Beach, offering beautiful seaside scenery and recreational opportunities, perfect for those who enjoy coastal living and outdoor activities



Council Tax Band: C



## DESCRIPTION

Situated in a peaceful cul-de-sac in the sought-after town of Carlton Colville, this exceptional five-bedroom detached family home offers a perfect balance of contemporary style and coastal convenience. Finished to a high standard throughout, the property boasts a sleek open-plan kitchen complete with quality worktops, integrated appliances, and a breakfast bar, ideal for both everyday living and entertaining. The generous ground floor accommodation includes a bright and welcoming living room with a log-burning stove and oak mantel, as well as a versatile dining room that can easily be used as a sixth bedroom or home office. Spanning three well-designed floors, the home features five spacious double bedrooms, three of which benefit from their own en suite shower rooms, making it ideal for families or visiting guests. Outside, the large rear garden offers a mix of patio and lawned areas, surrounded by mature planting that provides both privacy and a tranquil setting for outdoor gatherings. A paved driveway and single garage offer ample off-road parking. Conveniently located close to well-regarded schools, everyday amenities, and transport links, and just a short drive from the sandy shores of Pakefield Beach, this is a fantastic opportunity to enjoy modern family living in a prime coastal setting.

## LIVING AREAS

The living and dining rooms in this home offer versatile, light-filled spaces designed for both comfort and functionality. The spacious living room features dual-aspect double-glazed windows to the front and rear, allowing natural light to pour in throughout the day. A striking log-burning stove with a rustic oak mantel serves as a charming focal point, while double doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living, ideal for relaxing or entertaining. Across the hall, the contemporary dining room benefits from large front-facing windows and generous proportions, comfortably accommodating a six-piece dining set. This flexible space also offers the potential to be used as a sixth bedroom, home office, or playroom to suit a variety of lifestyle needs.

## KITCHEN

The modern kitchen is a stylish and highly functional heart of the home, designed to cater to both everyday family life and entertaining. It features

durable tiled flooring and sleek, high-quality work surfaces that provide ample space for meal preparation. Equipped with a range of integrated appliances, including a fridge freezer, dishwasher, and a six-ring gas hob, there's also a generous room for additional white goods. A convenient breakfast bar adds an informal dining option, perfect for quick meals or socializing while cooking. With direct access to the rear garden, the kitchen effortlessly blends indoor and outdoor living, making it ideal for summer gatherings and family fun.

## BEDROOMS

Spread across the first and second floors, this home offers five generously sized double bedrooms, thoughtfully designed to accommodate family living and provide plenty of space and privacy. On the first floor, three bedrooms feature bright, front-facing windows, with the primary bedroom enjoying its own en suite shower room for added convenience. A second bedroom also benefits from an en suite, while the third bedroom includes built-in storage and shares access to the family bathroom. Upstairs on the second floor, two additional double bedrooms provide flexible space for guests, older children, or a home office. Both rooms are bright and airy, with Velux windows bringing in natural light; one of these bedrooms also has its own modern en suite shower room with tiled finishes. This well-planned layout ensures comfort, privacy and flexibility for all members of the household.

## BATHROOMS

The property features a well-appointed family bathroom and three modern en suite shower rooms, designed to offer both convenience and comfort. The family bathroom includes a panelled bath, WC, and hand wash basin, providing a practical and stylish space for everyday use. Each en suite shower room is finished to a high standard, with contemporary fixtures and tiled surfaces that create a fresh, clean feel. Two of the en suites are located on the first floor, serving the primary and second bedrooms, while the third en suite is found on the second floor, complementing one of the additional double bedrooms. These thoughtfully designed bathrooms ensure ample facilities for a busy household.

## OUTSIDE

Outside, the property boasts a paved driveway with space for at least three vehicles, leading to a single brick-built garage for secure parking and additional storage. The front garden is neatly laid to lawn, bordered by well-maintained planting and a paved pathway that guides you to the entrance. A gated side access provides convenient entry to the expansive rear garden, which is a standout feature of the home. Here, a tiled patio area offers the perfect spot for outdoor dining and entertaining, while steps lead down to a large, well-kept lawn surrounded by mature shrubs, trees, and bushes, creating a private and tranquil setting ideal for family activities and summer gatherings

## TENURE

Freehold

## OUTGOINGS

Council Tax currently C.

## VIEWING ARRANGEMENTS

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

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

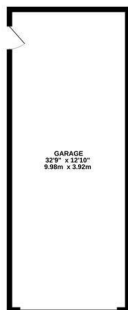
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## FIXTURES AND FITTINGS

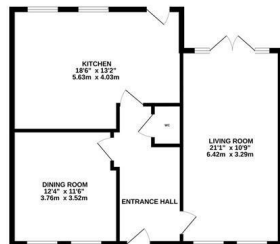




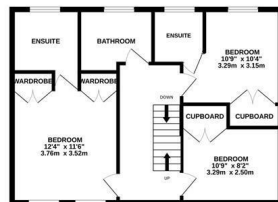
Garage  
32'0" x 17'10"  
9.80m x 5.32m



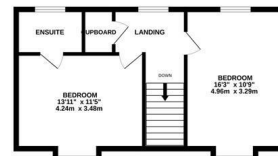
Ground Floor  
66'10" x 56'11" approx.



1st Floor  
51'10" x 32'11" approx.



2nd Floor  
45'4" x 32'11" approx.



TOTAL FLOOR AREA: 2189 sq.ft. (203.3 sq.m.) approx.

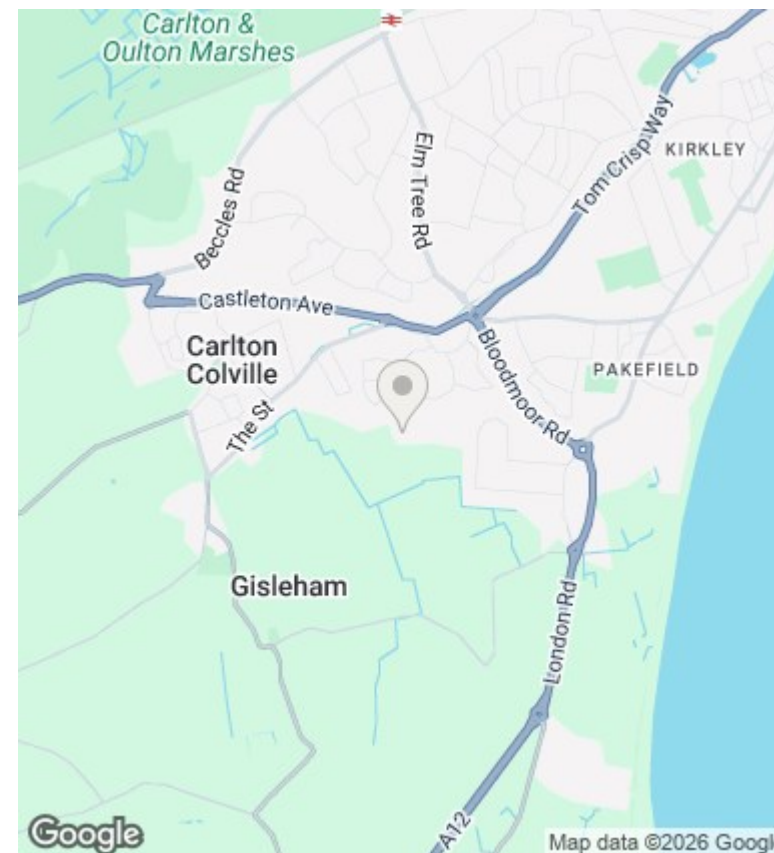
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)