



24, HOLYSTONE WAY

CARLTON COLVILLE, LOWESTOFT NR33 8FP



Situated in a popular residential development in Carlton Colville, this well presented four bedroom detached family home occupies an attractive end plot and offers spacious and versatile accommodation throughout.

The accommodation begins with an entrance hall with stairs leading to the first floor and doors leading to the principal ground floor rooms. A cloakroom/WC is accessed from the hallway. The sitting room enjoys a window to the front aspect and French doors leading through to the conservatory, creating a bright and comfortable living space. The conservatory overlooks the rear gardens and has doors opening out to the garden, providing an ideal area for relaxing or entertaining. Also accessed from the entrance hall is a dining room with a window to the front aspect. The kitchen breakfast room is located to the rear of the property and benefits from a window overlooking the garden. A door from the kitchen leads through to the utility room with a door giving direct access to the rear garden.

The first floor landing provides access to all four bedrooms and the family bathroom. The master bedroom benefits from built in wardrobes and an en suite shower room. Bedroom two and three also benefit from a built in double wardrobes. Bedrooms three and four provide further

accommodation.

Outside, the property is approached via a driveway to the side of the house leading to a detached double garage, which offers excellent storage and potential for conversion into a gym or office space, subject to the necessary permissions. A pathway leads to the front door and is complemented by an attractive range of plant and shrub borders. Gated access leads to the rear garden, which is mainly laid to lawn and features a paved patio area ideal for outdoor seating and entertaining. The garden is further enhanced by a variety of plant, tree and shrub borders.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – D





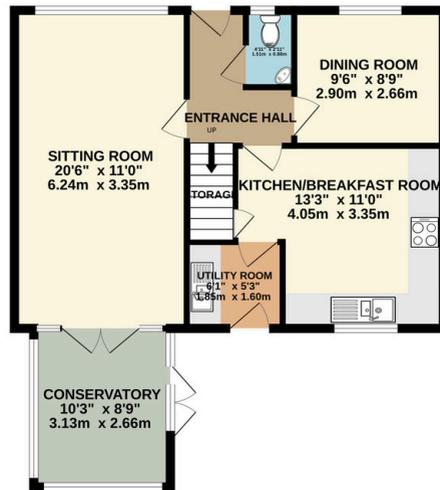
EXCEPTIONALLY
WELL
PRESENTED



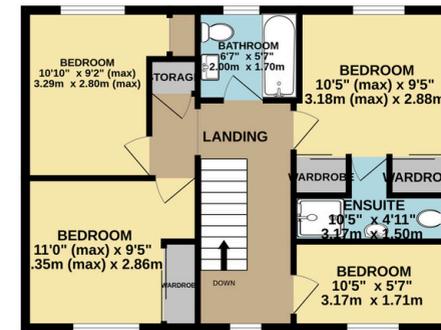


FLOOR PLAN

GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



DOUBLE GARAGE
17'0" x 16'11"
5.19m x 5.16m

TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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.
Made with Metropix ©2026

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : 01502 712122

Email : beccles@durrants.com