



3 Thistledown, Carlton Colville

Lowestoft



Minors & Brady

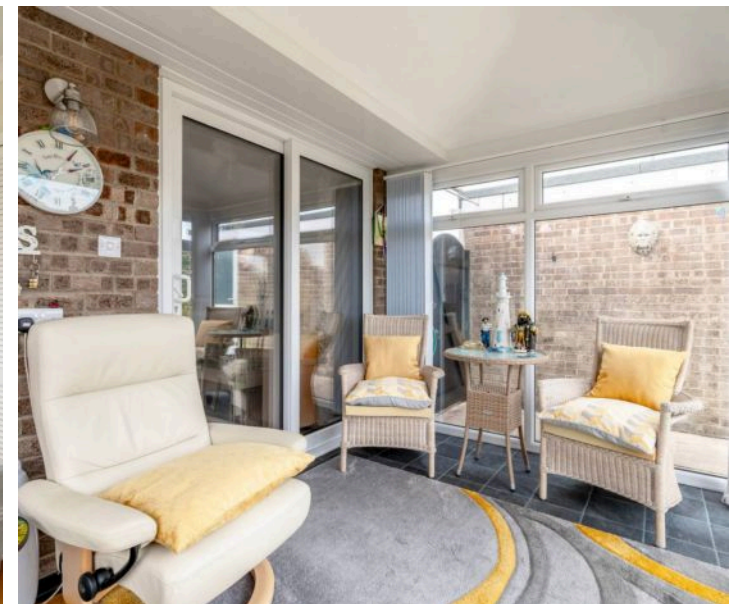
3 Thistledown

Carlton Colville, Lowestoft

Beautifully presented throughout, this detached home sits proudly on a generous corner plot within a quiet cul-de-sac and offers a light-filled interior with a calm, welcoming feel. The layout includes a spacious kitchen with cream shaker-style units, wood-effect work surfaces, and space for dining, while the lounge provides a comfortable setting with a large front-facing window and a modern wall-mounted electric fireplace. Three bedrooms include two doubles, one opening directly to a bright conservatory that extends the living space and enjoys views across the landscaped rear garden. A newly fitted shower room brings a fresh modern touch with a walk-in enclosure, low-level WC, and heated towel rail. Outside, the rear garden offers a lovely mix of lawn, patio seating, and mature planting, complemented by a versatile outbuilding, private driveway, and garage offering parking for up to six vehicles. Situated within easy reach of shops, supermarkets, and well-regarded schools, with amenities just a five-minute walk away, and with Carlton Marshes Nature Reserve, Lowestoft's sandy beaches, and the A12 all close by, this home offers an ideal setting for both comfort and convenience.

Location

Carlton Colville offers a well-connected setting with a strong sense of community, positioned just south of Lowestoft. Thistledown sits within easy reach of local amenities, including shops, supermarkets, and well-regarded schools, making day-to-day living convenient. Nearby Carlton Marshes Nature Reserve provides scenic walking routes and wildlife spotting opportunities, while Lowestoft's sandy beaches and seafront attractions are just a short drive away. Excellent transport links, including regular bus services and access to the A12, make this an ideal location for families and commuters alike. The nearby town centre provides a range of dining, leisure, and shopping options, ensuring everything you need is close at hand. For those who enjoy the outdoors, the surrounding Suffolk countryside offers plenty of green spaces and picturesque trails to explore.





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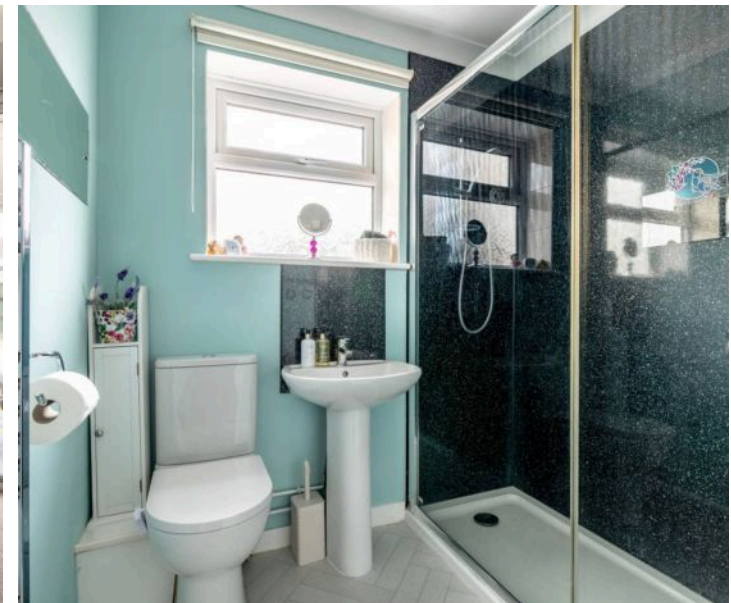
Thistledown, Carlton Colville

Step into this detached corner-plot home where bright, well-kept interiors and thoughtful design create a calm, welcoming feel.

A glazed porch with tiled flooring makes for a tidy entrance space before opening into a carpeted hallway that connects each of the main rooms. The layout flows easily from here into a spacious kitchen, fitted with cream shaker-style wall and base units, tiled splashbacks, and wood-effect work surfaces. A stainless-steel sink sits beneath a wide window overlooking the garden, while there is space for freestanding appliances such as a cooker and washing machine. The room's generous proportions allow for casual dining, making it a practical and inviting everyday space.

Moving through, the lounge offers a comfortable setting filled with natural light from the large front window. A modern wall-mounted electric fireplace adds a stylish focal point, while neutral décor and soft carpeting enhance the sense of warmth.

Three bedrooms sit off the main hall, two of which are doubles. One enjoys sliding doors that open directly into the conservatory, drawing in natural light and offering a peaceful outlook. The conservatory itself is tiled underfoot and surrounded by full-height glazing, creating a relaxing space that connects beautifully to the garden through sliding doors.



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The newly fitted shower room continues the home's fresh presentation, featuring a walk-in enclosure with a glass screen, a pedestal wash basin, a low-level WC, aqua wall panels, and a chrome heated towel rail.

Outside, the landscaped rear garden offers a private and attractive setting for both relaxation and entertaining. Paved seating areas provide ideal spots for outdoor dining, while the neatly kept lawn is edged with established shrubs and seasonal planting. A versatile outbuilding offers excellent storage or potential as a small workshop, complemented by additional space to the side of the home for bins or garden equipment.

The property's corner position allows for a generous frontage, where a private driveway provides ample off-road parking for up to six vehicles and leads to a detached garage with power and lighting. A neatly maintained front garden adds to the kerb appeal, framing this well-cared-for home with greenery and giving a lasting first impression.

Additionally, the property benefits from double glazing throughout as well as a brand new boiler, offering both comfort and energy efficiency for the new owners.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

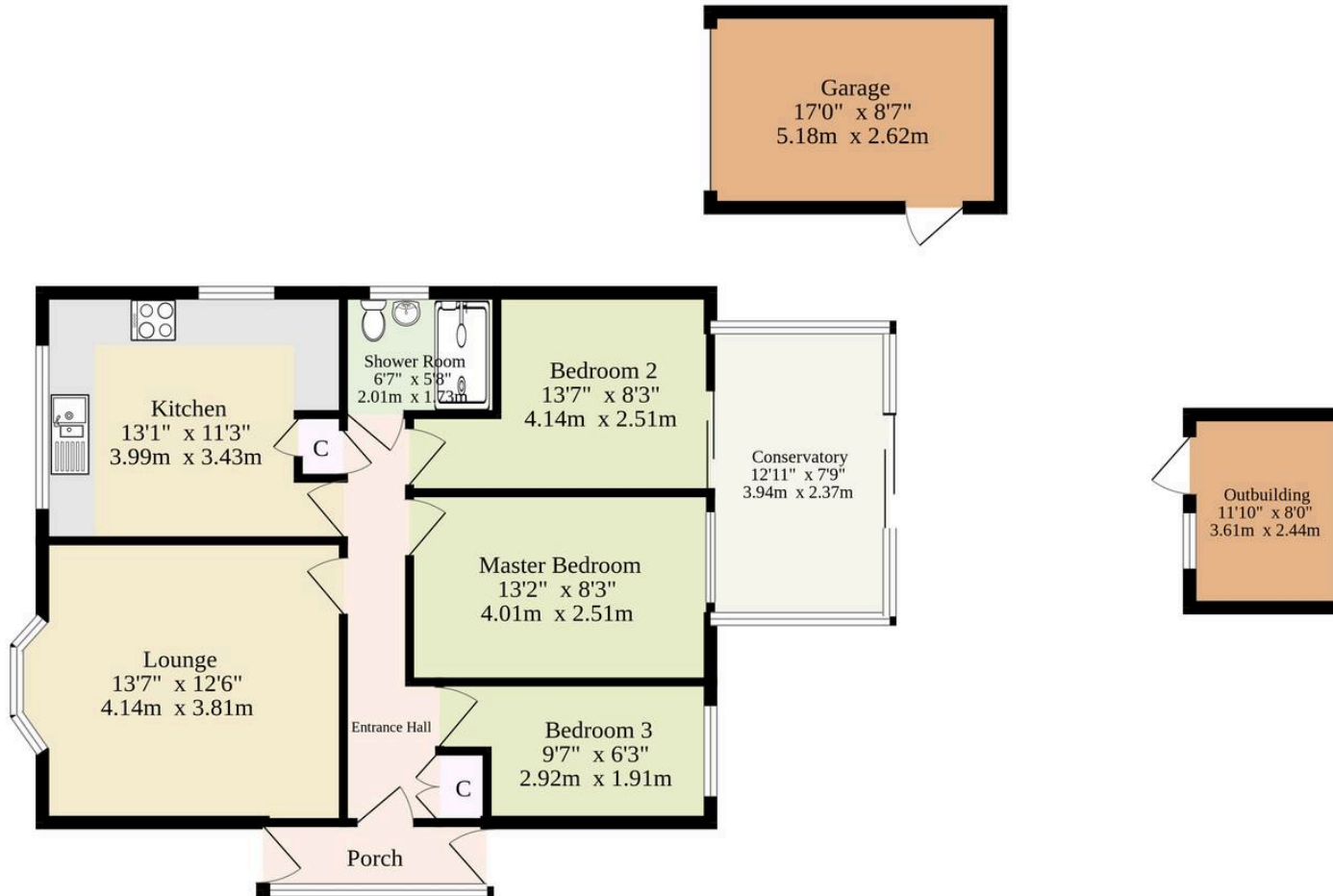
Heating system- Gas Central Heating

Council Tax Band- C



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Ground Floor
1006 sq.ft. (93.5 sq.m.) approx.



Sqft Includes Garage And Outbuilding

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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