

**Aldreds**  
Estate Agents



30 Fortress Road  
Carlton Colville, Lowestoft, NR33 8TZ  
Asking Price £275,000



## 30 Fortress Road

Carlton Colville, Lowestoft, NR33 8TZ

Aldreds are delighted to present this beautifully maintained three-bedroom semi-detached home, ideally positioned in a highly sought-after Carlton Colville location, tucked away in the corner of a private cul-de-sac. Externally, the property benefits from ample off-road parking, a detached brick-built garage, and a stunning rear garden featuring a well-kept lawn, attractive patio area, and a sunny aspect. The garden is further enhanced by the addition of a charming summerhouse and greenhouse—perfect for relaxing or gardening enthusiasts. Inside, the accommodation is equally impressive, comprising a welcoming entrance hall, a spacious lounge, and a modern open-plan kitchen/dining area that flows seamlessly into a bright garden room, complete with a cosy warm roof for year-round use. Upstairs, the property offers a central galleried landing, three well-proportioned bedrooms, and a stylish contemporary family shower room. Ideally located within walking distance of Pakefield beach and local amenities, the home also benefits from gas-fired central heating and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the excellent presentation, generous parking, and beautiful outdoor space this property has to offer. Offered with no onward chain.

### Entrance Hall

Ceramic tiled flooring, stairs leading to first floor, coved ceiling, uPVC entrance door, radiator.

### Lounge

11'5" x 12'8" (3.5 x 3.87)

Fitted carpet, coved ceiling, uPVC window with fitted made-to-measure blinds, radiator, power points, tv point, modern fireplace with inset living flame electric fire, understairs storage cupboard.

### Open Plan Kitchen/Diner

15'2" x 10'5" (4.64 x 3.18)

Kitchen area:

Ceramic tiled flooring, a range of modern quality fitted kitchen units with extended work surfaces, Butler style sink, built-in electric oven with matching four burner ceramic hob, enclosed extraction cooker hood, integrated appliances including a fridge/freezer, dishwasher, washing machine & microwave, tiled splashbacks, uPVC window, power points, inset spotlighting.

Dining area:

Fitted carpet, coved ceiling, tv point, power points, radiator, ample space for family size dining table and chairs, wide opening leading to:-





### Garden Room

12'11" x 9'8" (3.96 x 2.95)

Fitted carpet, feature vaulted ceiling with a pitched cosy roof, inset spotlighting, large aspect uPVC windows, power points, radiator, double doors leading out to rear garden.

### Central Galleried Landing

Fitted carpet, coved ceiling, uPVC window with fitted made-to-measure blind.

### Bedroom 1

9'8" x 11'11" (2.97 x 3.64)

Fitted carpet, coved ceiling, uPVC window with fitted made-to-measure blind, radiator, power points, tv point.

### Bedroom 2

9'7" x 11'6" (2.93 x 3.51)

Fitted carpet, coved ceiling, uPVC window with fitted made-to-measure blind, radiator, power points.

### Bedroom 3

9'8" x 6'7" (2.95 x 2.02)

Fitted carpet, coved ceiling, uPVC window with fitted made-to-measure blind, fitted storage cupboard/wardrobe, power points, radiator.



### Family Shower Room

Vinyl flooring, modern shower suite comprising of a double length fully tiled shower cubicle enclosed by glass screen, low level WC with enclosed cistern, vanity sink unit, full length heated towel rail, fully tiled walls, uPVC window, inset spotlighting, extractor fan.

### Outside

To the front of the property there is a beautifully presented lawned garden, tarmac driveway providing ample off road parking for a variety of vehicles leading to a detached brick built garage with up & over door and lighting. To the rear there is a beautifully presented lawned garden with patio seating area, a full range of flower and shrub borders, timber and felt summerhouse, central pergola providing additional patio seating, large timber and felt garden shed, greenhouse, side footpath leading to the front garden.



### Services And Tenure

Freehold

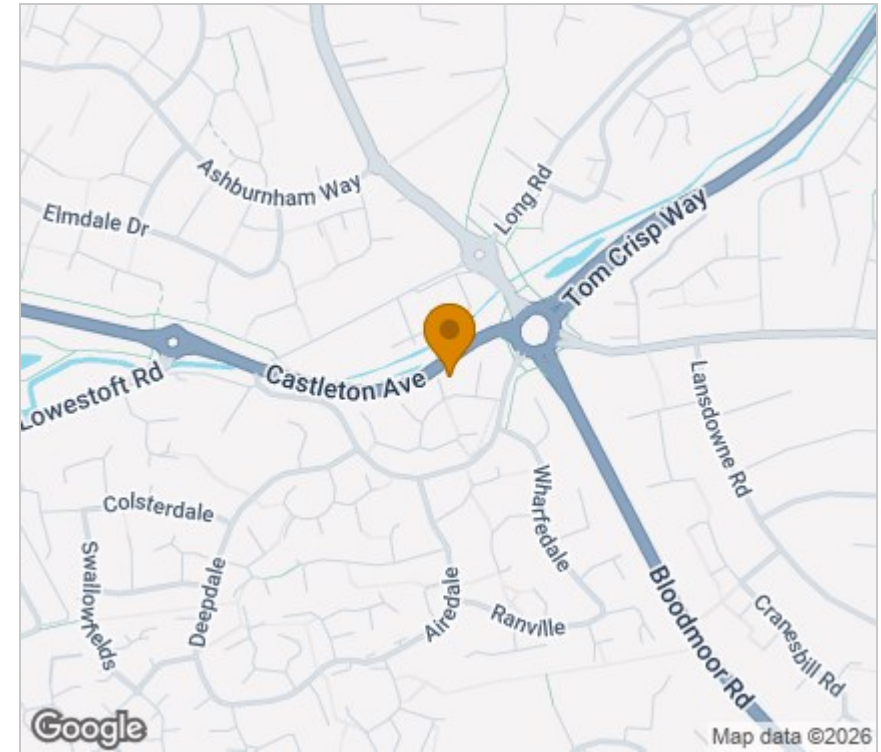
Council Tax Band - B

Mains Gas Electric Drains And Water

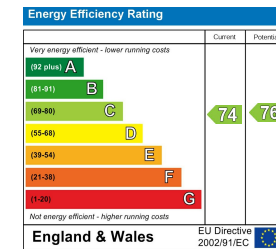
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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143 London Road North, Lowestoft, Suffolk, NR32 1NE  
 Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>  
 Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
 Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA