



11 Douglas Close, Carlton Colville

Lowestoft



Minors & Brady



# 11 Douglas Close

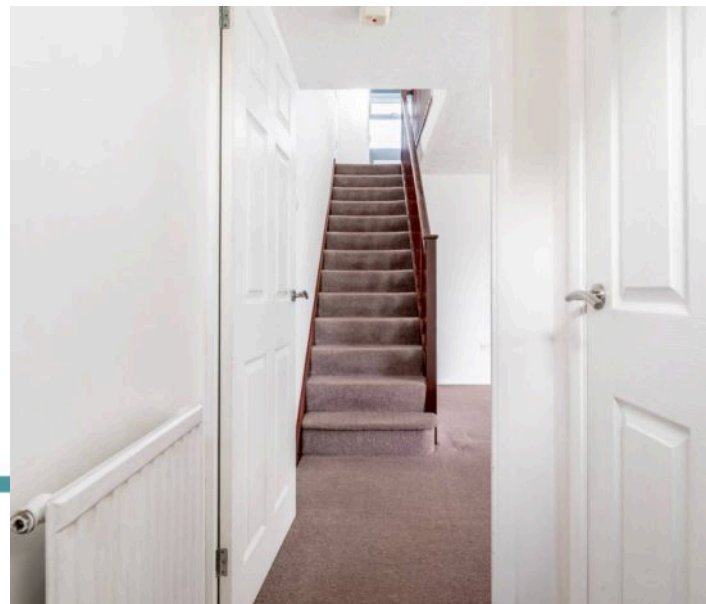
Carlton Colville, Lowestoft

A charming, chain-free semi-detached home set within a quiet cul-de-sac in Carlton Colville, Lowestoft, offering a relaxed, everyday pace with the convenience of nearby amenities. Suited to first-time buyers, downsizers and investors, this well-balanced property offers move-in appeal and the flexibility to make it your own over time. Inside, bright and airy living spaces include a welcoming sitting room with a traditional fireplace, a dining room that flows effortlessly into a modern kitchen, and three comfortable bedrooms served by a contemporary family bathroom. Outside, a larger-than-average garden with patio, lawn, mature beds, and a timber shed provides space for relaxation and entertaining, while a driveway offers off-road parking for multiple vehicles.

## Agents note

Freehold

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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# 11 Douglas Close

Carlton Colville, Lowestoft

- Chain free
- Perfect choice for first-time buyers or investors looking for a turn-key property that can easily adapt to your own preferences and style
- Spacious sitting room accentuated by a traditional fireplace, inviting relaxation and entertaining
- Dining room encouraging intimate family meals and gatherings, effortlessly flowing into the kitchen
- Kitchen fitted with modern cabinetry, an integrated oven and under-counter areas for your own appliances
- Three bedrooms offering comfort and privacy, complemented by a family bathroom comprising of a modern three-piece suite
- A large, private garden featuring a patio for seating arrangements, a maintained lawn, mature beds and a timber storage shed
- A driveway providing off-road parking for multiple vehicles
- Close to local shops, schools for all ages, transport links in Oulton Broad and Carlton Marshes for scenic walks



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# 11 Douglas Close

Carlton Colville, Lowestoft

## Location

Douglas Close is a quiet residential street located in Carlton Colville, a suburban area on the southwestern edge of Lowestoft in Suffolk. The area benefits from a strong sense of community while maintaining convenient access to everyday amenities. Local shops, including small convenience stores and a nearby Co-op on Ashburnham Way, provide for daily needs, and further shopping options are easily accessible in Lowestoft town centre, just a few minutes' drive away. Families are well served with schools in close proximity: Carlton Colville Primary School is the nearest for younger children, and a number of secondary schools in Lowestoft cater to older students.

Transport links are practical, with bus services connecting Carlton Colville to Lowestoft and surrounding villages, while the nearby Oulton Broad South railway station offers connections along the East Suffolk Line. For those who enjoy the outdoors, Carlton Marshes, a local nature reserve, lies within easy reach, offering walking trails, wildlife spotting, and access to peaceful wetland landscapes. The North Sea coast is also just a short drive or cycle ride away, giving residents the option of seaside walks, beaches, and coastal amenities.





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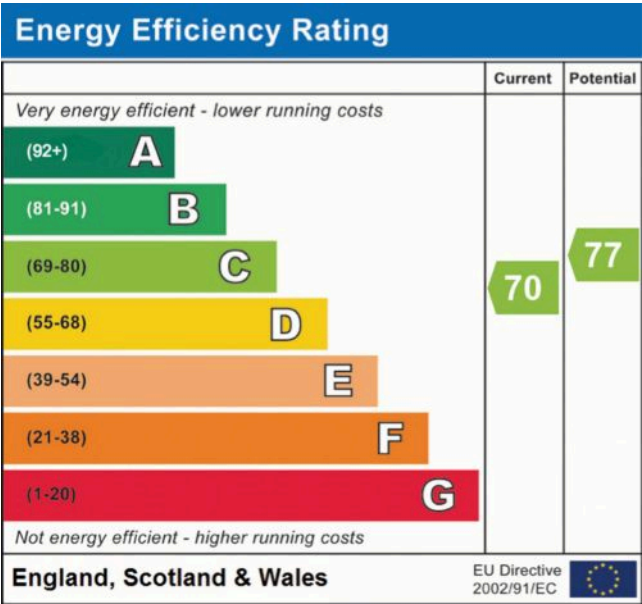
## Douglas Close

The home opens to a welcoming porch, with natural light setting the tone from the outset. A ground-floor WC sits just off the entrance for added ease, particularly useful when hosting or managing the morning routine. The sitting room feels open and comfortable, anchored by a traditional fireplace that lends warmth in the winter months and a natural focal point year-round. There's space here to unwind at the end of the day, as well as gather with friends without feeling over-specified or styled to a single way of living.

The dining room sits adjacent, offering an easy venue for low-key meals, weekend breakfasts and the kind of easy get-togethers that come from a layout that prioritises flow rather than formality. From here, the kitchen is a natural next step, fitted with modern cabinetry, integrated oven and useful under-counter areas ready for your own appliances, keeping the space current, functional and uncluttered.

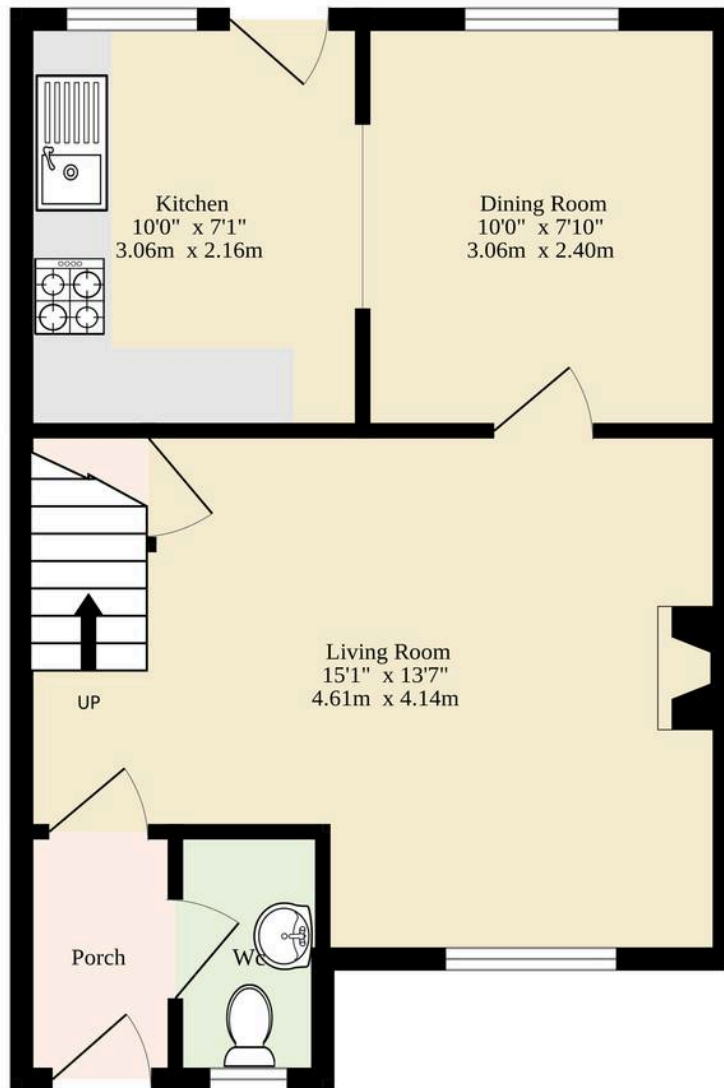
Upstairs, three bedrooms provide the right split of comfort and privacy, whether used as sleeping space, home working, storage or future adaptation. The family bathroom features a clean-lined, modern three-piece suite with a considered balance of practicality and style.

Outside, the garden is a clear highlight, larger than the average plot and designed for daily enjoyment rather than seasonal upkeep. A patio offers a calm spot for outdoor seating, gravel fire-pit evenings or summer BBQs, while the maintained lawn and mature planting beds frame the space naturally. The timber shed adds storage without imposing on the layout, supporting bikes, garden equipment or hobbies. A private driveway provides off-road parking for multiple vehicles.

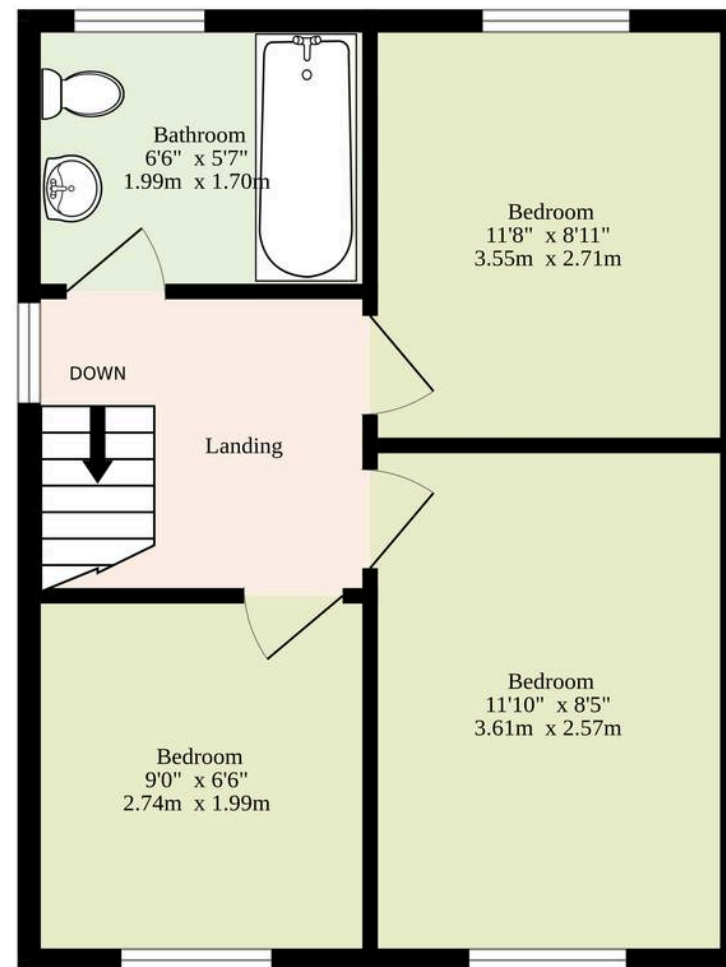


\*Guide Price £230,000 - £250,000\* A charming, chain-free semi-detached home set within a quiet cul-de-sac in Carlton

**Ground Floor**  
391 sq.ft. (36.3 sq.m.) approx.



**1st Floor**  
365 sq.ft. (33.9 sq.m.) approx.



**TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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# Minors & Brady

*Your home, our market*



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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