



Lowestoft,

£180,000

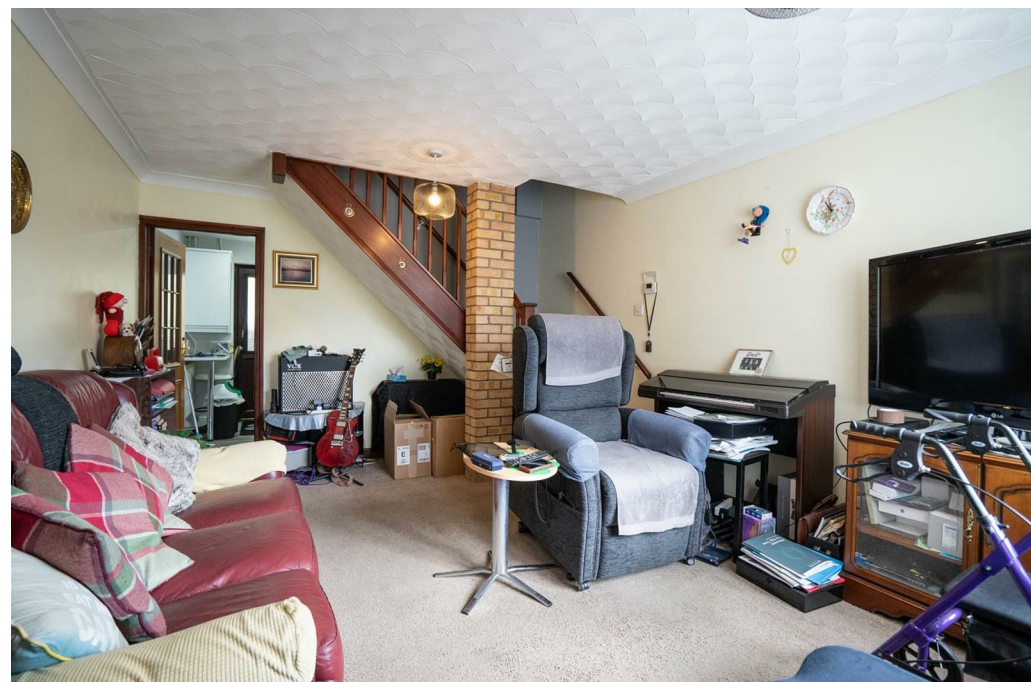
- Modern fitted kitchen
- Off road parking
- Low maintenance garden
- Two generous bedrooms
- New modern shower room
- Sought after Carlton Colville location
- Ideal for the first time buyer

Swift Close, Lowestoft

Carlton Colville is a village and civil parish in the county of Suffolk, located on the southern edge of Lowestoft in the East of England. It lies close to the boundary with Norfolk and is well connected via the A146 road, providing direct routes to Norwich and the surrounding Broads area. Positioned near Oulton Broad, part of The Broads National Park, Carlton Colville combines a semi-rural setting with convenient access to coastal and countryside landscapes, making it a popular residential area within the wider Lowestoft region.



Council Tax Band: B



Description

Situated within a quiet and highly desirable cul-de-sac in the popular Carlton Colville area, this beautifully presented two bedroom terraced home offers stylish accommodation, generous outside space and excellent off-road parking, all conveniently positioned close to local shops, schools, parks and transport links connecting to Southwold, Beccles, Lowestoft Town Centre and Norwich.

Presented to a high standard throughout, the property benefits from gas fired central heating, sealed unit double glazing and a range of quality modern fixtures and fittings, creating a comfortable and contemporary home perfectly suited to modern day living. The accommodation begins with an entrance porch leading into a bright and welcoming lounge, before opening through to a recently updated kitchen featuring a comprehensive range of modern units, integrated cooking appliances and views over the rear garden.

To the first floor, there are two well-proportioned bedrooms together with a newly fitted contemporary shower room comprising a stylish three piece suite with walk in shower and vanity storage.

Outside, the property occupies a well maintained plot with a shingled frontage offering potential for additional parking subject to the relevant permissions, while the side driveway already provides ample off-road parking for several vehicles. Gated rear access leads into the enclosed rear garden, thoughtfully designed for ease of maintenance with a patio pathway, shingled seating areas, two useful storage sheds and a sheltered timber decking area ideal for outdoor entertaining and alfresco dining.

This superb home would make an ideal purchase for first-time buyers, investors or those looking to downsize, combining practicality, modern presentation and a sought-after location. Early viewing is highly recommended by Flick & Son to fully appreciate all that this charming property has to offer.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Viewing Arrangements

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

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref

Tenure

Freehold

Outgoings

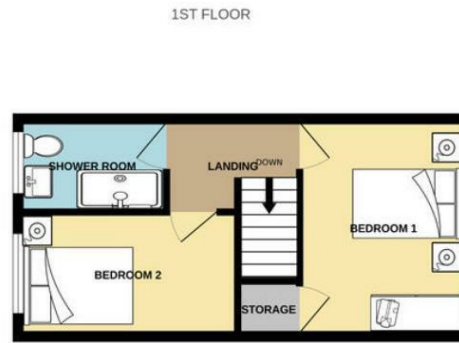
Council Tax band B

Services

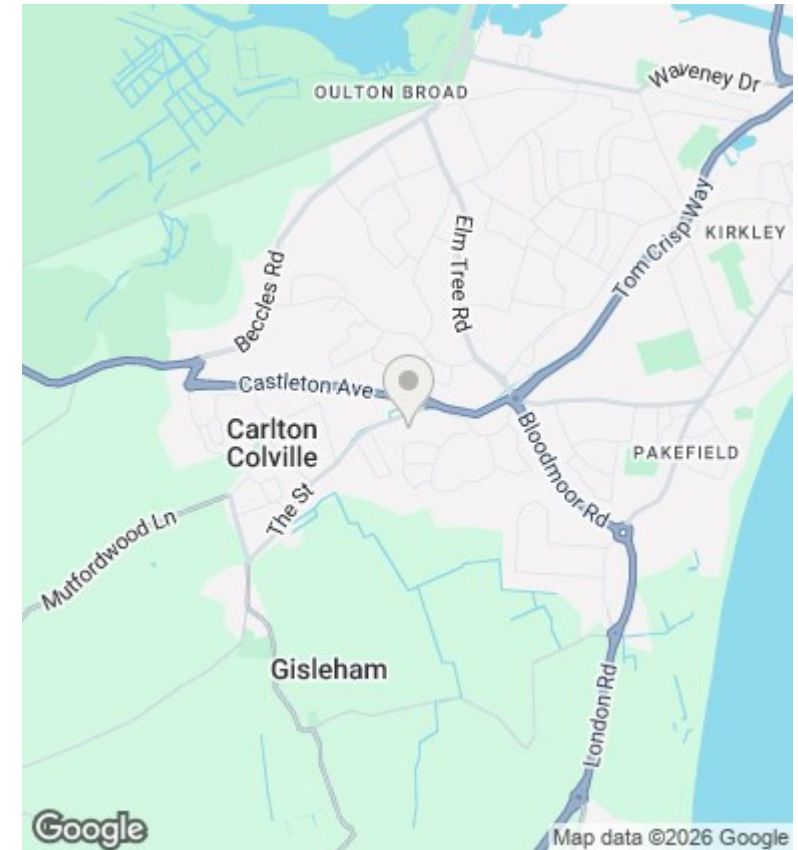
Mains gas, electricity, water and drainage.







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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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