5 Long Meadow Walk

Carlton Colville

Lowestoft









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5 Long Meadow Walk

Price Guide £300,000

Immaculate and Versatile Family Living...
Set within a peaceful residential position in Carlton Colville, 5 Long Meadow Walk is a beautifully maintained three/four-bedroom home offering versatile accommodation, generous living space and an excellent connection between the house and its private rear garden.

The property opens into a spacious entrance hall with ample room for coats and shoes, before flowing through to a well-proportioned sitting room. A large front-facing window fills the room with natural light, while a gas fire creates an inviting focal point. From here, the accommodation continues into an impressive L-shaped dining room, providing plenty of space for both everyday family life and entertaining. French doors open directly onto the garden, enhancing the light and airy atmosphere.

Positioned just off the dining room, the modern kitchen is fitted with an attractive range of units and includes an integrated Samsung oven and grill, a four-ring hob with extractor, a washer-dryer and a slimline dishwasher. The adjoining conservatory provides an additional place to relax and benefits from central heating and sliding doors opening onto the garden.

A thoughtfully designed ground-floor conversion adds considerable flexibility to the home. This area includes a stylish wet room with a WC and wash basin, together with a bright garden room featuring a rooflight, contemporary radiator and French doors to the patio. Currently used as a second sitting room or snug, it could also serve as a ground-floor bedroom, home office or hobby room, making the property suitable for a wide variety of buyers.

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is particularly spacious and features a full wall of mirrored fitted wardrobes, while the second bedroom is currently arranged as a dressing room with extensive fitted storage and could easily be returned to use as a bedroom. The remaining bedroom makes an ideal child's room, guest room or study. The family bathroom is fitted with a bath and overhead shower, WC and wash basin, while a separate airing cupboard houses the gas boiler and provides further useful storage.

Outside, the property is approached via a driveway offering comfortable parking for two vehicles, alongside a neatly maintained front garden. Wide gated access leads around the side of the house, providing convenient bin and garden storage, as well as access to the rear. The enclosed garden enjoys a high degree of privacy and features a generous patio, a lawn and several sets of doors opening from the dining room, conservatory and garden room. This creates a wonderful indoor-outdoor flow and makes the garden ideal for summer dining, entertaining or simply relaxing in the sunshine.

Long Meadow Walk is conveniently positioned for the everyday amenities available within Carlton Colville and the surrounding area, including local shops, schools, healthcare facilities and public transport links. The popular waterside setting of Oulton Broad is also within easy reach, offering pleasant walks, leisure facilities, cafés and places to eat. Lowestoft town centre provides a wider range of shopping and services, while the sandy beaches and seafront at Lowestoft and Pakefield are only a short journey away. With good access to the wider Suffolk coast and surrounding countryside, this is an appealing home for families, couples and buyers seeking flexible accommodation in a well-connected location.

Agents notes...
A pre-recorded walkaround tour is available for this property

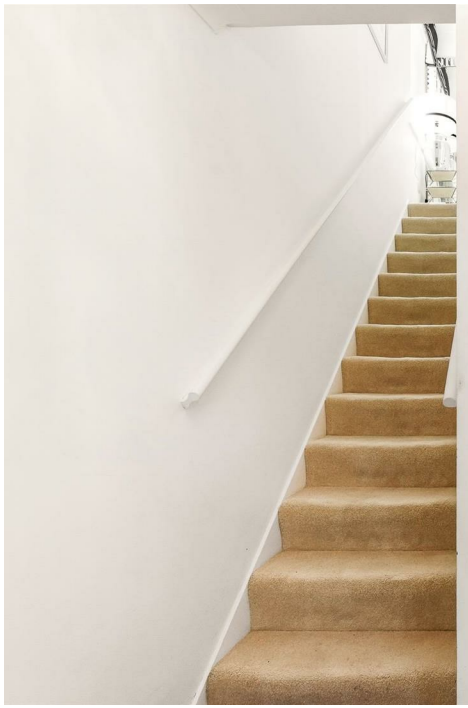
EPC to follow















TOTAL FLOOR AREA : 105.2 sq.m. (1132 sq.ft.) 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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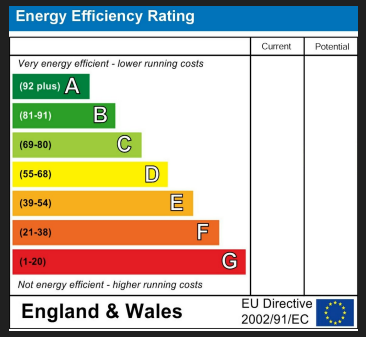
Local Authority

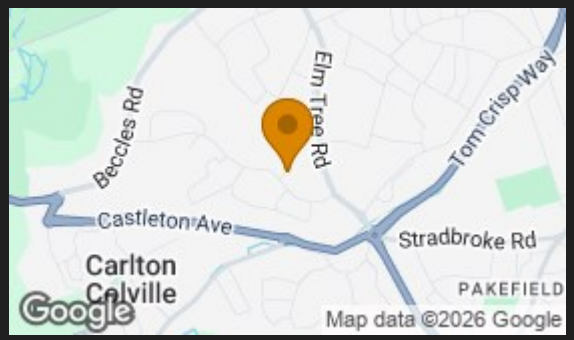
East Suffolk

Council Tax Band

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Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Wrentham Office Sales

ATTIK City Country Coast

26 High Street

Wrentham

Suffolk

NR34 7HD

Contact

01502 820 028

enquiries@attikccc.co.uk

www.attikccc.co.uk