



7 Monckton Avenue, Lowestoft

Offers Over £260,000

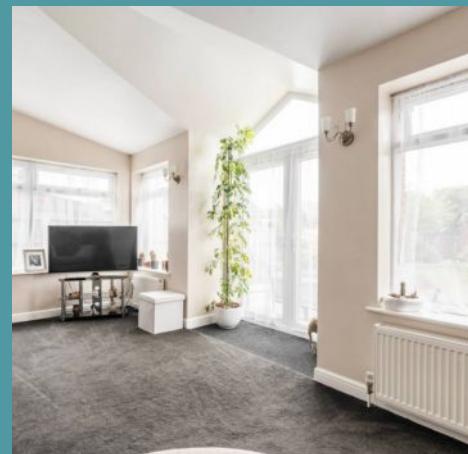
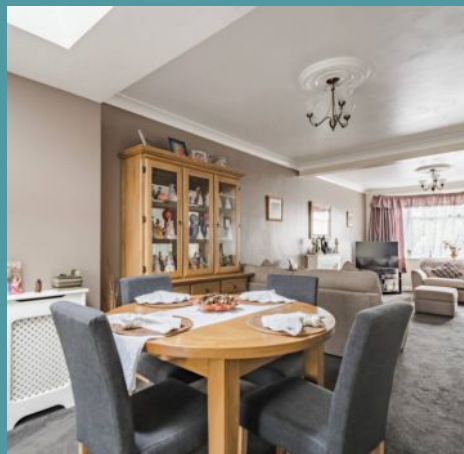
7 Monckton Avenue

Lowestoft

Tucked away in a quiet cul-de-sac near the heart of Oulton Broad North, this charming 1930s detached home blends period character with modern family living. Just moments from the open green spaces of Normanston Park and Everett's Park, it offers a peaceful yet well-connected lifestyle. With a welcoming entrance hall, light-filled open-plan living spaces, and a bright garden room overlooking a private, well-kept garden, the property is ideal for both relaxing and entertaining. Featuring three bedrooms, a family bathroom, off-road parking, and exciting potential to extend (stpp), this home is perfectly suited for growing families seeking comfort and future flexibility.

Location

Monckton Avenue in Lowestoft is a well-positioned residential area just a short distance from Oulton Broad North. The location is enriched by nearby green spaces such as Normanston Park and Everitt's Park, which offer excellent recreational facilities for children and outdoor enthusiasts. Families benefit from access to reputable schools including Woods Loke Primary School, Roman Hill Primary School, The Limes Primary Academy and Benjamin Britten High School. Local amenities are conveniently close, with supermarkets like Tesco, Morrisons, Lidl and much more nearby, along with healthcare services such as the Airey Close NHS facility. Public transport is easily accessible, with frequent bus services and train connections providing links to Norwich, Ipswich, and beyond.



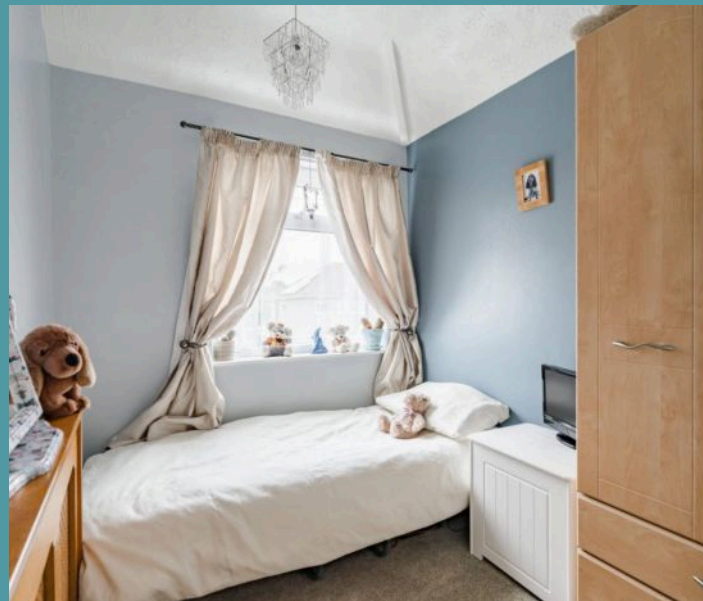
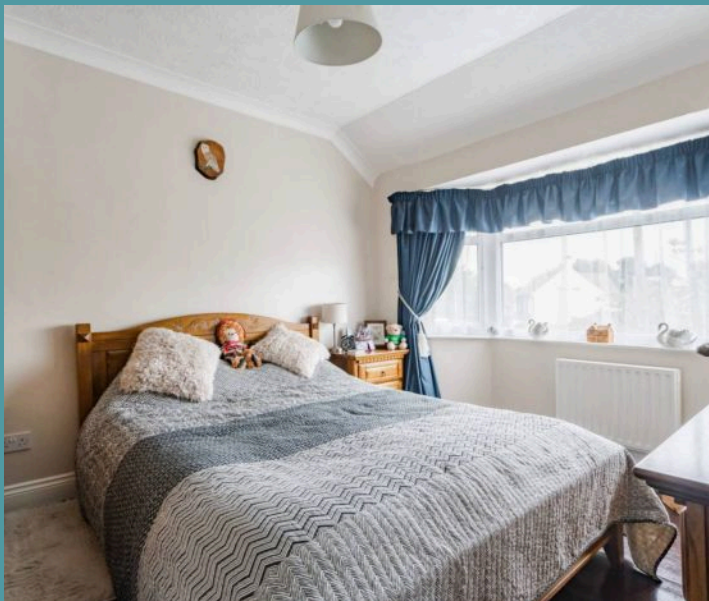


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Upon entering, you are welcomed by a warm and inviting entrance hall, setting the tone for the home's blend of character and comfort. The heart of the home is the generous open-plan sitting and dining room, enhanced by a striking bay window that floods the space with natural light, perfect for both everyday relaxation and entertaining guests. Internal double doors lead seamlessly into the extended garden room, a bright and airy retreat offering delightful views over the rear garden.

The kitchen is well-appointed with a range of wall and base cabinetry, integrated appliances, and space for a fridge/freezer. The adjacent garden room extension provides an exciting opportunity to reconfigure and create a spacious open-plan kitchen/dining area, subject to the necessary planning permissions.



Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Outside, the well-maintained private garden is a true highlight, featuring a laid to lawn, well-stocked planted beds, a patio area for seating arrangements, and two timber storage sheds for practicality. To the front, a private driveway offers convenient off-road parking.

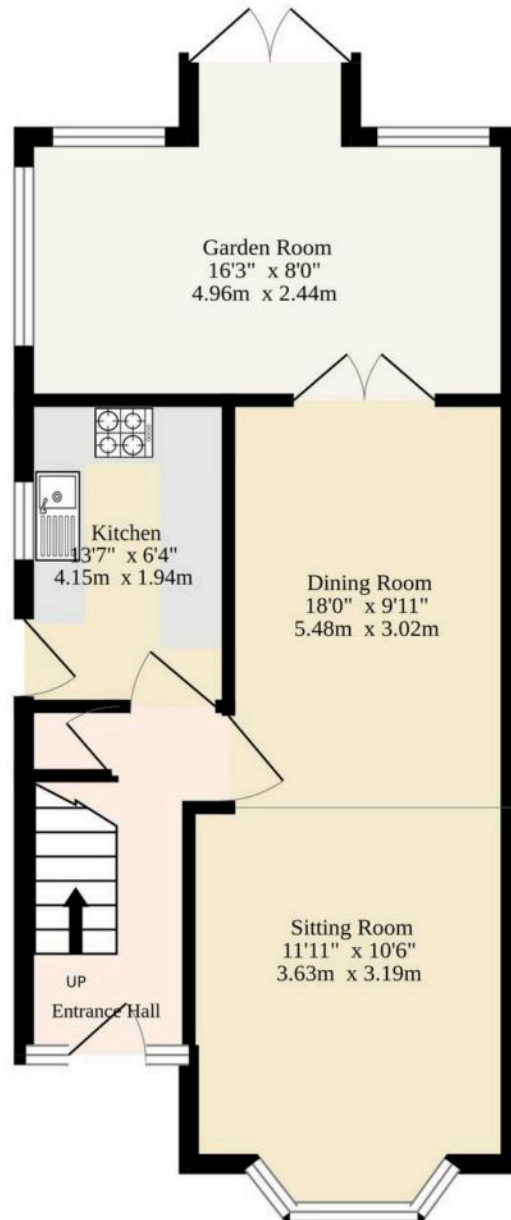


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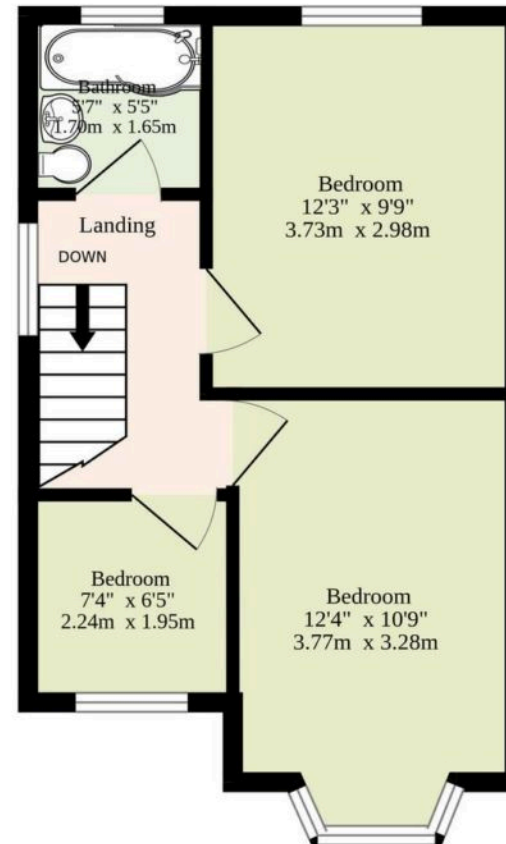
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- 1930's detached residence down a quiet cul-de-sac, a short distance from Oulton Broad North
- Moments away from Normanston Park and Everett's Park, perfect for family living
- Open-plan sitting/dining room accentuated by a large bay window, inviting relaxation and entertaining
- Internal double doors opening into the extended sun-lit garden room, offering beautiful garden views
- Kitchen fitted with wall and base cabinetry, appliances and space for a fridge/freezer
- The extension has the potential to construct an open-plan kitchen/dining room (stpp)
- Three bedrooms and a family bathroom
- Well-maintained and private garden, with a laid to lawn, planted beds, a patio area and two timber storage sheds
- Driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links

Ground Floor
579 sq.ft. (53.8 sq.m.) approx.



1st Floor
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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