

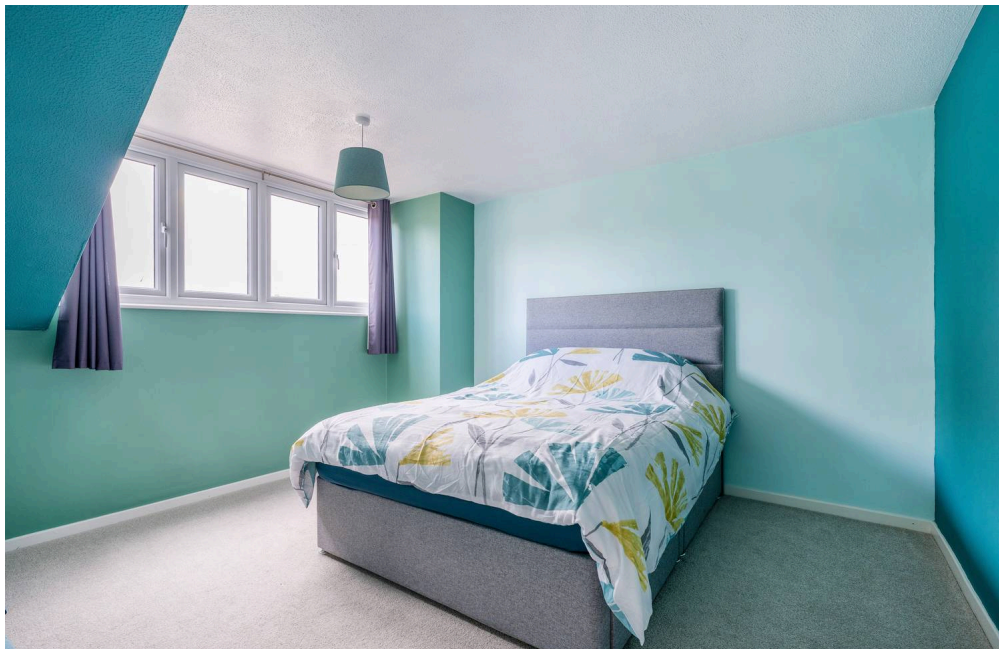
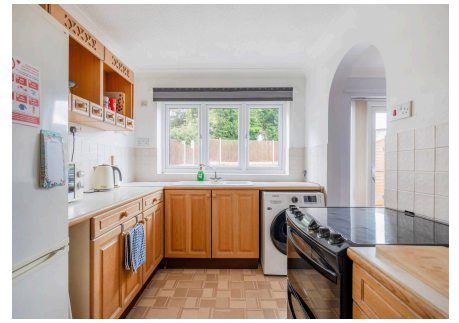
10 Rookery Close, Lowestoft - NR33 9NZ

£220,000 Freehold

Set in a quiet cul-de-sac, this well-presented two-bedroom semi-detached bungalow offers a practical and inviting layout, ideal for a range of lifestyles. Inside, you'll find two double bedrooms and a recently renovated family shower room, alongside a generous lounge and a separate dining room with sliding doors opening onto the rear garden. The fitted kitchen provides ample storage and workspace, while a conveniently located downstairs WC adds further ease. Outside, the fully enclosed rear garden features a brickweave patio, raised lawn, and a spacious storage shed, with gated side access. To the front, a lawned garden and brickweave driveway offer off-road parking. The property is set within a peaceful residential area with easy access to local amenities and is well connected by road for travel to nearby towns and the coast.

Location

South Oulton Broad is a desirable part of Lowestoft, known for its scenic surroundings and waterside charm. Set near the southern edge of the Broads National Park, the area offers direct access to the water for boating, paddleboarding, or relaxed strolls along the shore. Residents benefit from a strong sense of community, with nearby pubs, cafés, and local shops creating a welcoming atmosphere. Nicholas Everitt Park and the popular Oulton Broad Yacht Station are close by, offering green spaces and leisure opportunities. With easy access to Lowestoft town centre, the A12, and rail links to Norwich and Ipswich, South Oulton Broad is ideal for those seeking a balance of lifestyle, convenience, and natural beauty.

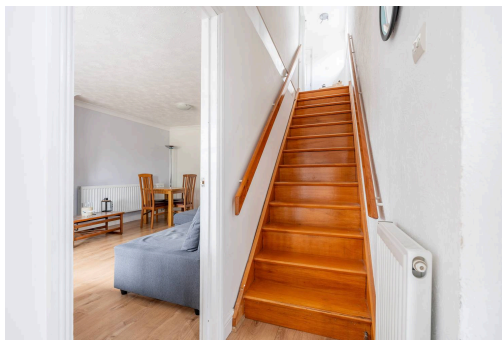


Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band B



Rookery Close, Lowestoft

Step into the home through a welcoming entrance hall, where you're immediately drawn into the generously sized lounge. This inviting space is filled with natural light thanks to a large front-facing window and features attractive wood-effect flooring that adds warmth and character. With ample room for both seating and dining, the lounge is versatile and comfortable, complete with a telephone point, TV point, multiple power sockets, and a centrally positioned heating thermostat. Tucked beneath the stairs is an open nook, perfectly suited as a home office corner or reading space, illuminated by a pendant light.

From here, move through to the kitchen, which is well-equipped with a range of fitted cupboards and work surfaces. A tiled splashback and durable laminate flooring add practicality, while a built-in cupboard serves as a handy pantry. There's plumbing in place for a washing machine, making day-to-day living a breeze.

An archway opens into the rear reception room/dining area—a flexible and sociable space with sliding doors that connect directly to the garden, offering easy indoor-outdoor flow and lovely natural light.

A separate internal door from the dining room leads back into the inner lobby, where you'll find a conveniently located WC with a useful built-in storage cupboard—ideally placed in the heart of the home for everyday use.

Head upstairs on the solid wood staircase, finished with classic wood balustrades, and arrive at the landing, which provides access to the upper level of the home. Here, you'll find two generously sized double bedrooms, both enjoying natural light, carpeted flooring, and plenty of space to relax or personalise.

The upper floor also features a recently renovated family shower room, finished to a modern standard with a sleek glass-panelled shower cubicle, additional handheld attachment, and stylish floor and wall tiling for a clean, contemporary look.

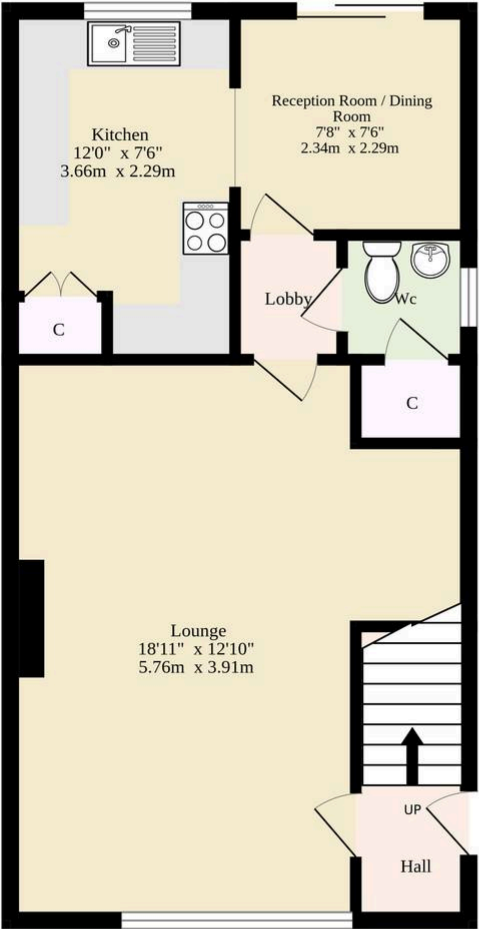
Throughout the property, double glazing ensures comfort and energy efficiency.

Outside, the property offers a well-proportioned rear garden that's fully enclosed—perfect for those who enjoy a private outdoor space for relaxing, entertaining, or gardening. A brickweave patio area provides a practical spot for outdoor seating or summer dining, while the raised lawn adds greenery and a sense of depth to the space. The garden also benefits from a generous storage shed, ideal for keeping tools, bikes, or seasonal items neatly tucked away. A side gate offers convenient access to the front of the property, making day-to-day life that bit easier.

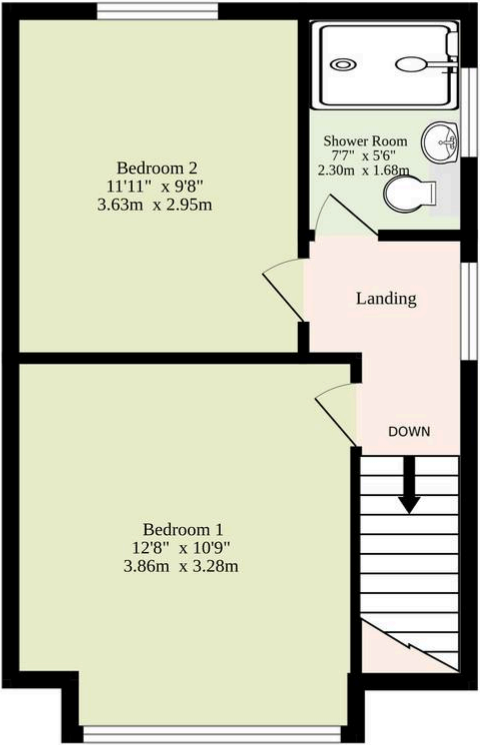
At the front, there's a simple lawned garden area, accompanied by a brickweave driveway that runs alongside the property, providing off-road parking.



Ground Floor
370 sq.ft. (34.4 sq.m.) approx.



1st Floor
292 sq.ft. (27.1 sq.m.) approx.



Sqft Excludes Hall, Lobby, Wc And Landing

TOTAL FLOOR AREA : 968sq.ft. (89.9 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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