



22 Edgerton Road, Lowestoft

Offers Over £220,000

22 Edgerton Road

Lowestoft

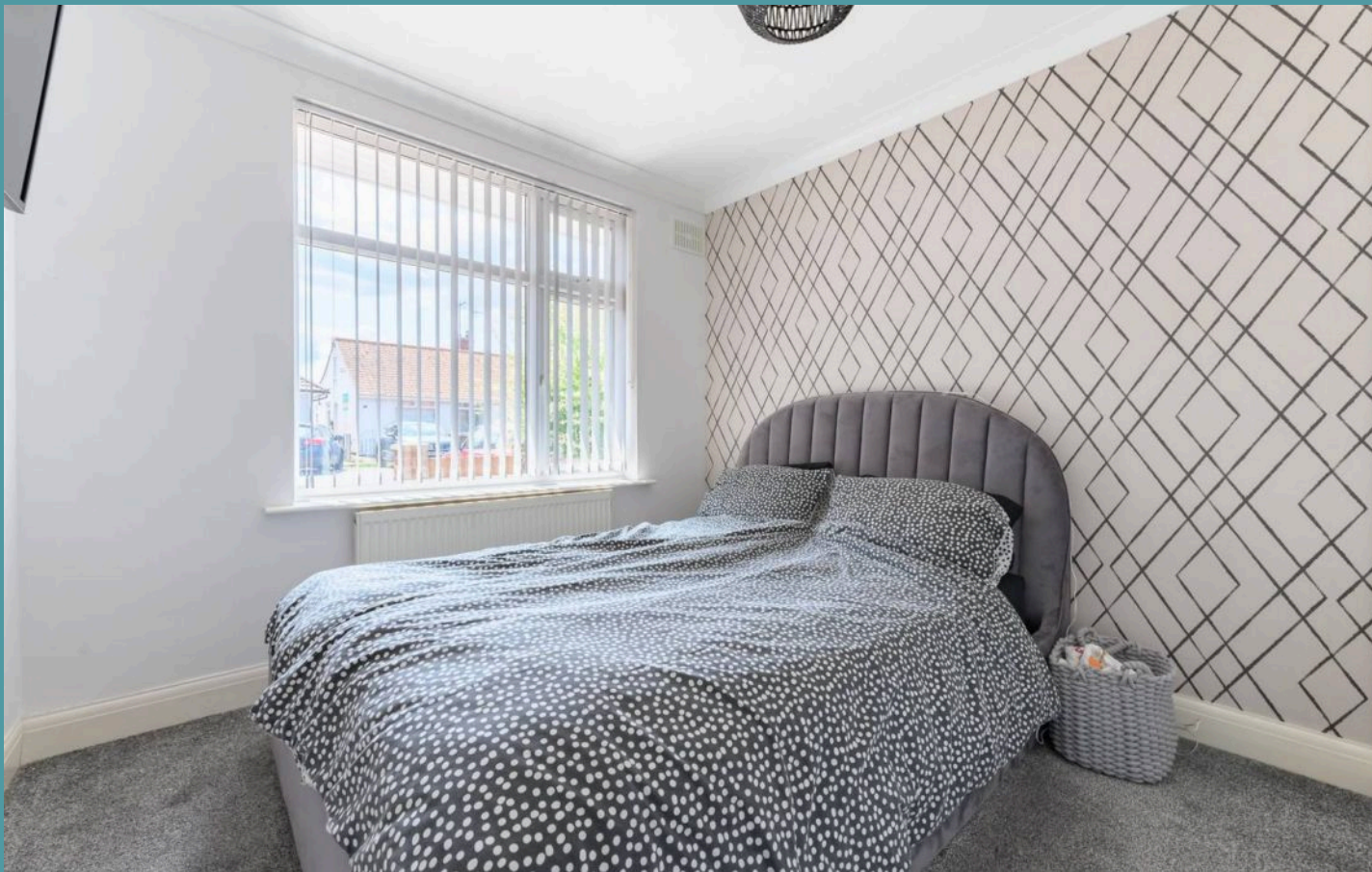
Step into this beautifully presented semi-detached bungalow, ideally located in the peaceful South of Lowestoft. Designed for those seeking a low-maintenance, single-level lifestyle, the property offers a bright open-plan living and dining space with French doors to the garden, a modern kitchen, two double bedrooms, and a sleek contemporary bathroom. Outside, enjoy an expansive private garden with a patio, lawn, greenhouse, and multiple sheds—ideal for relaxing, entertaining, or gardening. With off-road parking and plenty of potential, this home is a rare find for downsizers, retirees, or anyone seeking easy living in a quiet yet well-connected location.

Location

Edgerton Road is a quiet residential street located in the sought-after southern part of Lowestoft, within the popular Pakefield area. Within walking distance, residents will find a range of independent shops, cafés, and takeaways along London Road South, including convenience stores, a pharmacy, and a post office, catering to daily needs.

Families benefit from proximity to reputable schools such as Pakefield Primary School and Pakefield High School, while East Point Academy and Westwood Primary are also within easy reach. Healthcare needs are well served by nearby GP surgeries including Victoria Road Surgery, with dental clinics and pharmacies also close at hand.





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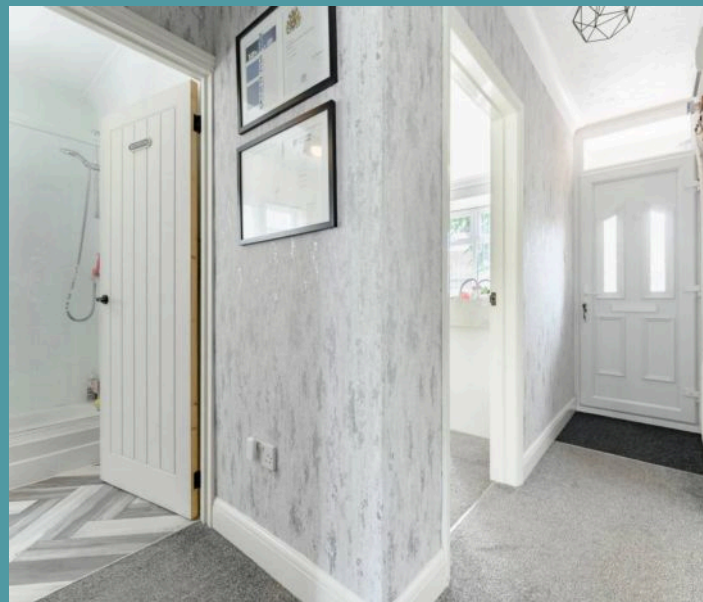
Lowestoft

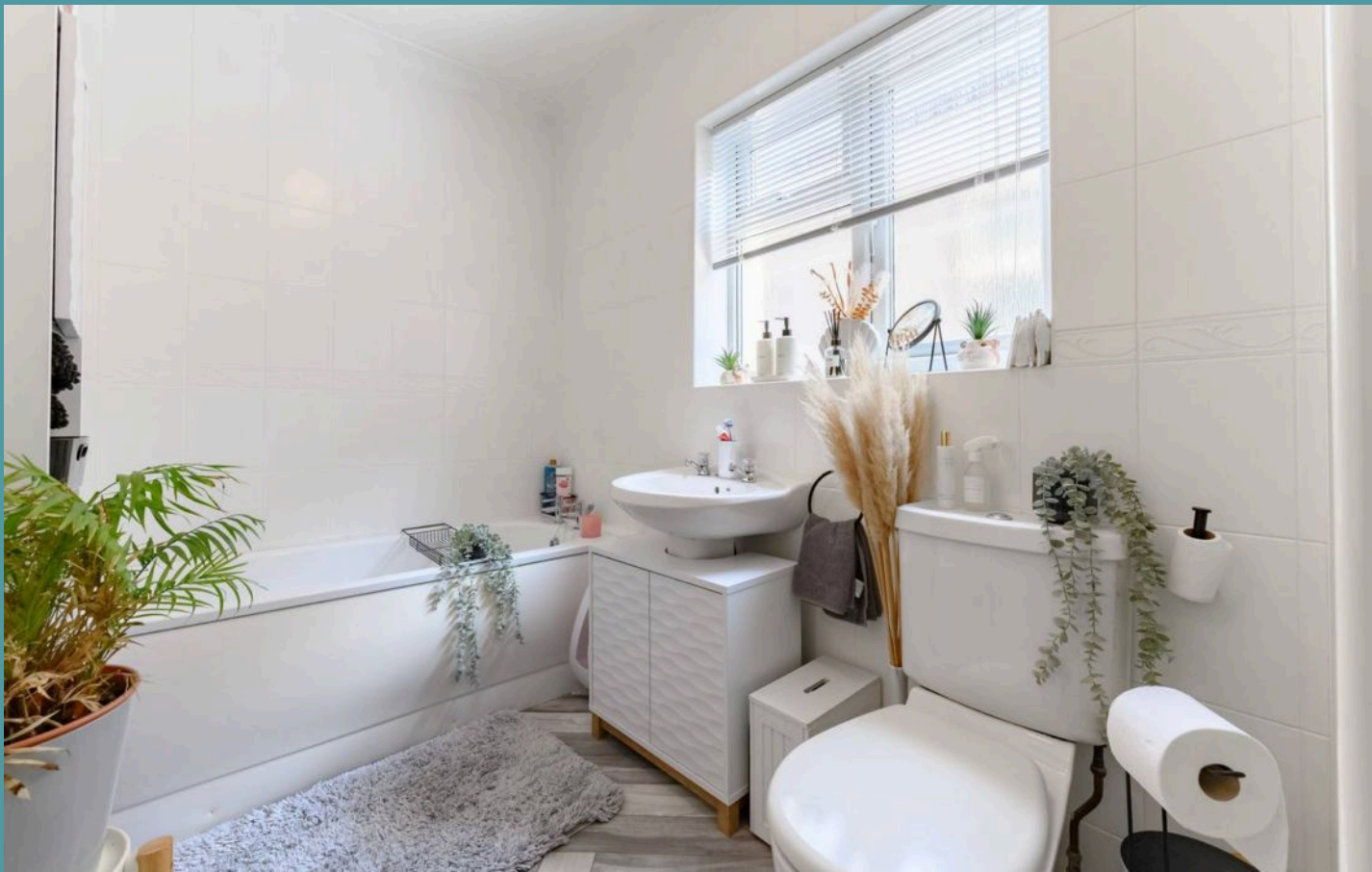
Transport links are strong, with regular bus services providing easy connections to Lowestoft town centre, nearby villages, and beyond. Lowestoft railway station offers direct routes to Norwich and Ipswich, making commuting straightforward. Additionally, the A12 is easily accessible for road travel across the region. Edgerton Road is also just a short stroll from the beautiful Pakefield beach, coastal paths, and green spaces, offering a perfect blend of convenience and coastal charm.

Edgerton Road

As you enter through the welcoming hallway, the home immediately sets a tone of warmth and functionality. The heart of the home is the open-plan sitting and dining area, where soft natural light floods in through elegant French doors, creating a seamless connection to the rear garden. This bright, airy space is ideal for both relaxation and social gatherings, effortlessly blending indoor comfort with outdoor charm.

The kitchen is smartly appointed with modern cabinetry, a built-in oven, and ample space for a fridge/freezer and laundry appliances — practical, stylish, and ready to meet everyday needs.





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The property offers two double bedrooms, both comfortable and well-proportioned, ideal for restful nights or accommodating guests. A contemporary bathroom suite adds to the home's modern appeal, with sleek fittings that make daily routines a pleasure.

Step outside and discover a true highlight — an extensive, private rear garden, thoughtfully sectioned to cater to a variety of interests. There's a patio area perfect for al fresco dining or morning coffee, a laid to lawn for play or leisure, and multiple timber storage sheds for tools or hobbies. A greenhouse and ample space for vegetable patches offer a dream setup for gardening enthusiasts. At the front of the residence is a brick-weave driveway provides convenient off-road parking, adding to the home's everyday practicality.

Agents note

Freehold



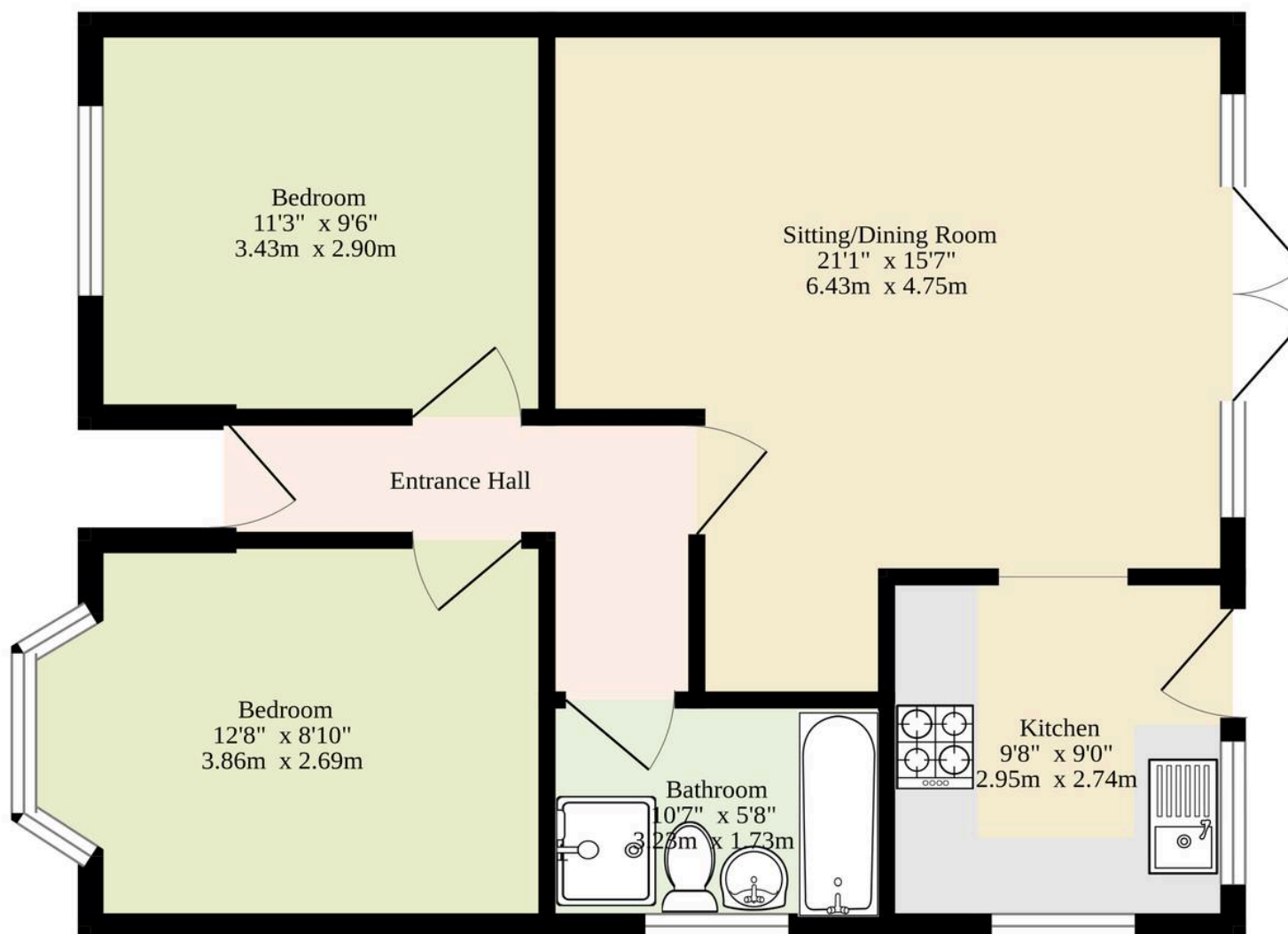
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- Semi-detached bungalow set on a generous size plot in the South of Lowestoft
- Suitable for someone looking to downsize, or if you require a single-level layout
- Open-plan sitting/dining room accentuated by French doors that open out to the garden, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an oven, space for a fridge/freezer and laundry appliances
- Two double bedrooms and a contemporary bathroom suite
- Extensive and private garden that is sectioned, with a patio area, a laid to lawn, multiple timber storage sheds and a greenhouse, with the potential for vegetable patches
- Brick-weave driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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