

## 2 Mautby Way, Lowestoft - NR33 9EA

£260,000 Freehold

Situated on a private plot in a quiet cul-de-sac to the south of Lowestoft, this detached three-bedroom bungalow is offered chain-free and provides spacious, single-level living. The property features a bright lounge with French doors to the garden, a modern fitted kitchen with ample dining space, and a well-finished shower room. All three bedrooms are doubles, one with a built-in wardrobe. The enclosed rear garden includes both a lawn and patio, while a generous brickweave driveway and detached garage offer ample off-road parking. Conveniently located close to local shops, schools, healthcare facilities, and the coast.



## Location

Mautby Way is located in a popular residential area to the south of Lowestoft, offering a convenient setting for families, professionals, and retirees alike. Residents benefit from easy access to local amenities, including supermarkets, schools, and healthcare services, as well as nearby parks and open green spaces. The seafront and beach are only a short drive away, while good transport links provide straightforward routes into the town centre, surrounding villages, and beyond via the A12. The area enjoys a friendly neighbourhood feel and continues to attract those seeking well-connected coastal living.



## Agents notes

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

Heating system- Gas Central Heating

Council tax Band- C



## Mautby Way, Lowestoft

Step into this detached three-bedroom bungalow through the main entrance, where you're welcomed by a central hallway. Here you'll find a practical storage cupboard, ideal for coats, shoes, and everyday essentials.

Moving through to the heart of the home, the fitted kitchen offers both style and functionality. It features modern gloss units, generous counter space, and a contemporary tiled splashback that adds a smart finish. Tiled flooring ensures easy maintenance, and plumbing is in place for a washing machine. There is also ample space for dining, making it a sociable and practical area for everyday living. A door from the kitchen provides access directly to the outside, adding everyday convenience.

Continue into the spacious and light-filled lounge. This generous room is carpeted for comfort and benefits from an abundance of natural light pouring in through the French doors, which open out to the rear garden. Whether used as a main living area or adapted as a fourth bedroom or multi-purpose room, the space offers flexibility to suit different lifestyles.

The home includes three comfortable double bedrooms, each with carpeted flooring and good natural light. One of the bedrooms also includes a built-in wardrobe, offering additional storage without compromising floor space.

Serving these bedrooms is the stylish family shower room. Fully tiled for a clean, modern look, it features a sleek glass walk-in shower, WC, and vanity basin, a well-designed and comfortable space.

Double glazing runs throughout the property, helping with energy efficiency and year-round comfort.

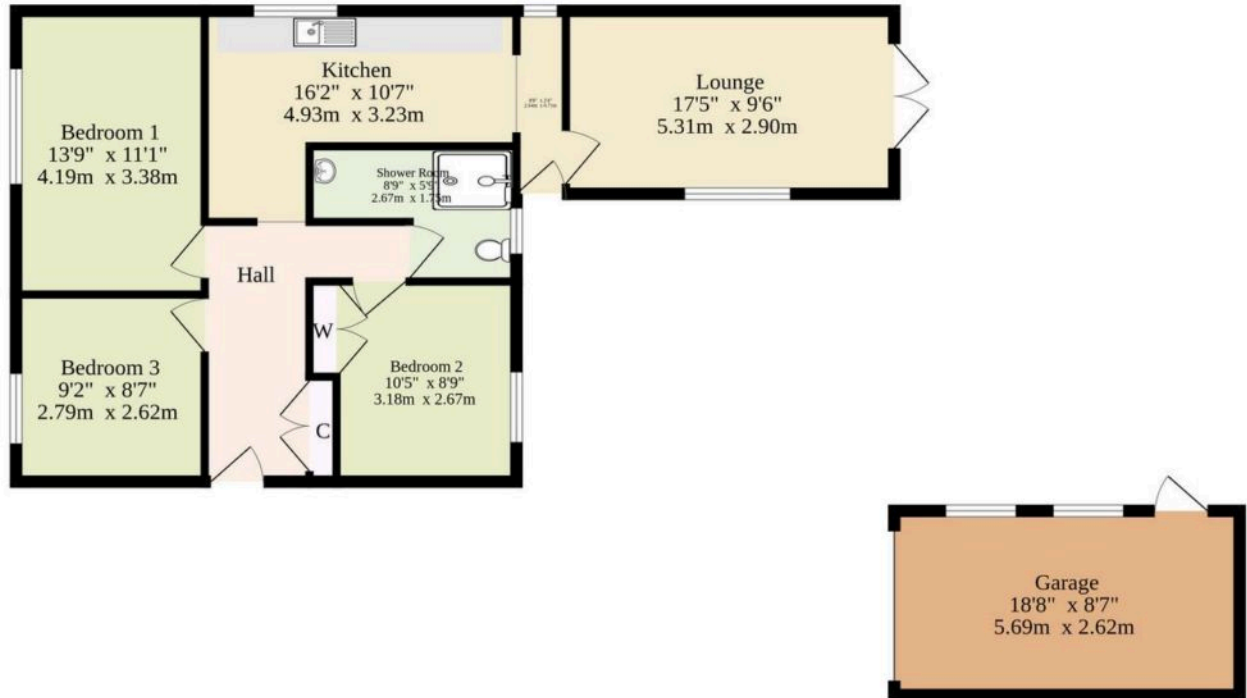
Outside, the enclosed rear garden offers a private and low-maintenance outdoor space. It features a lawn and a paved patio area, ideal for outdoor dining, quiet afternoons, or spending time with family and friends. The garden is easy to manage and provides scope to add personal touches through pots or planting.

A generous brickweave driveway provides ample off-road parking for multiple vehicles, making it practical for busy households or guests. This is complemented by a detached garage that offers further parking, additional storage, or potential for use as a workshop, hobby space, or garden room.





**Ground Floor**  
**986 sq.ft. (91.6 sq.m.) approx.**



Sqft Includes Garage

TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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