



30 Elmhurst Avenue, Lowestoft

Offers Over £350,000



# 30 Elmhurst Avenue

## Lowestoft

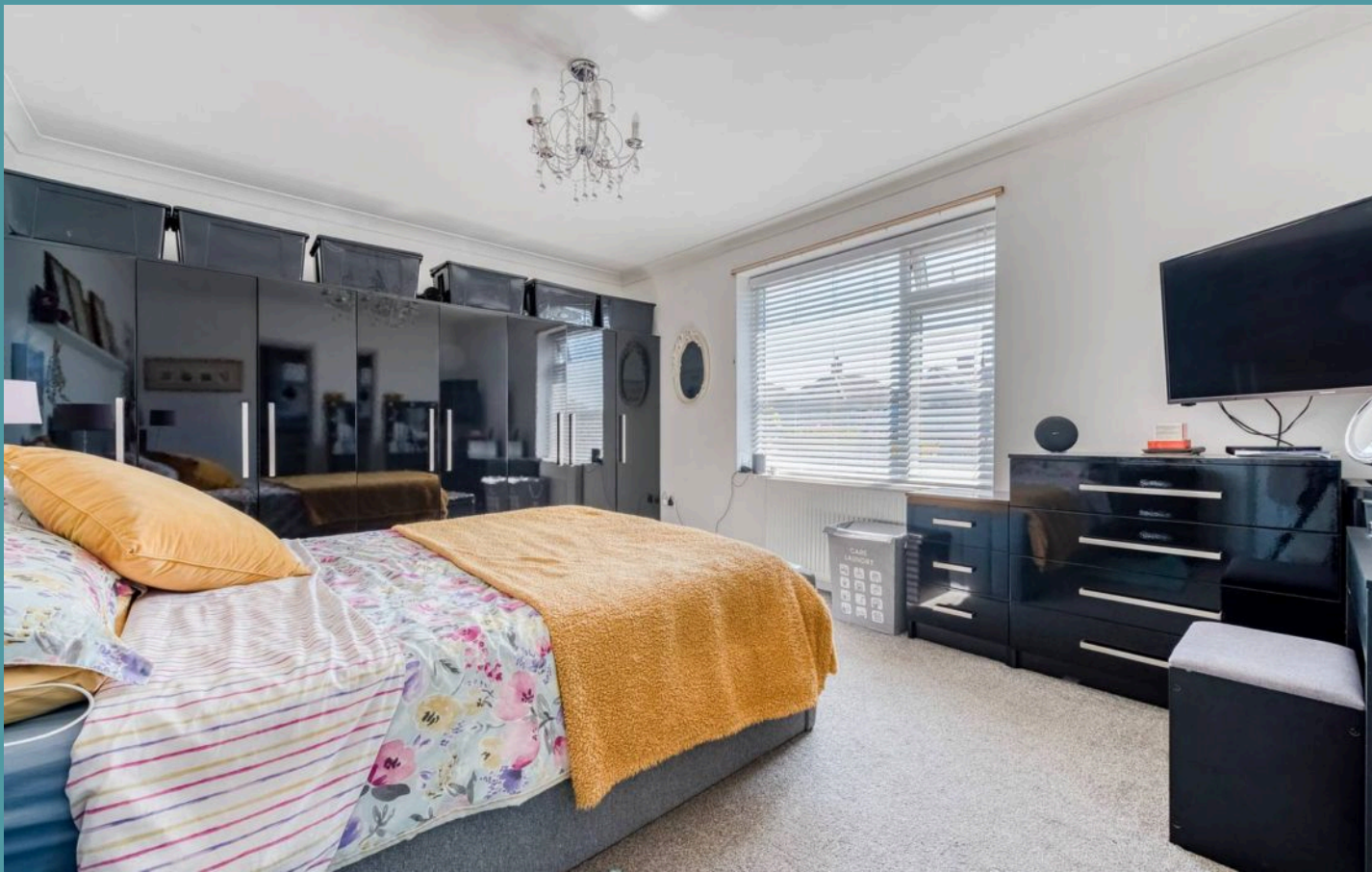
Set against the scenic backdrop of Bonds Meadow Park, this beautifully presented detached bungalow promises a lifestyle of ease, elegance, and outdoor connection. From the moment you arrive, its generous plot, stylish interiors, and immaculate finish make a lasting impression. Inside, enjoy spacious open-plan living with a cosy wood burner, a modern, fully-equipped kitchen, and three comfortable bedrooms, including a private en-suite. The extended garden is a true highlight—ideal for entertaining or unwinding—with a patio, pergola seating area, powered summerhouse, and a large driveway with garage. A move-in ready home that perfectly balances comfort, functionality, and charm.

## Location

Elmhurst Avenue is a quiet residential street located in the sought-after area of North Lowestoft, Suffolk, offering a well-connected yet peaceful setting ideal for families and retirees. The avenue sits close to a range of local amenities, including a Tesco Express and Co-op Food store for everyday essentials, with a larger Morrisons and Aldi just a short drive away. For families, the area is well-served by reputable schools such as Roman Hill Primary School, East Point Academy, and Ormiston Denes Academy, all within walking or easy driving distance. Elmhurst Avenue is also near several green spaces, with Normanston Park providing large open areas, football pitches, and a children's play area — ideal for leisure and outdoor activities.







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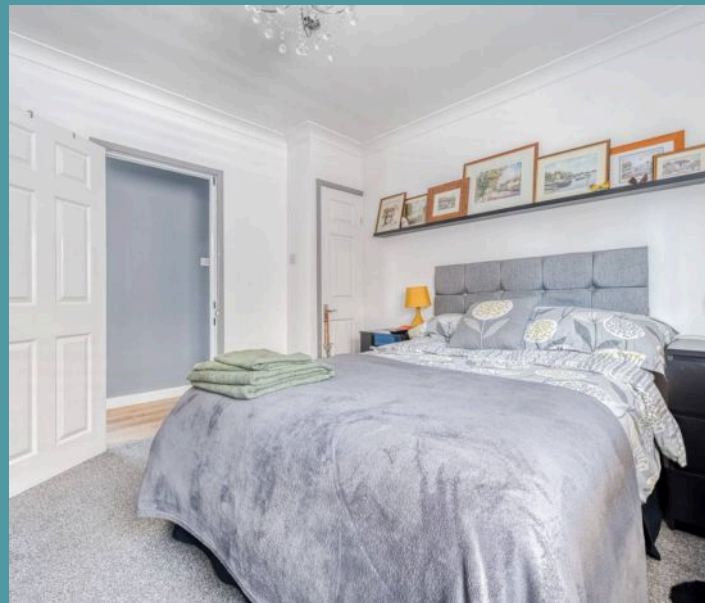
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Healthcare needs are well catered for, with the nearby Kirkley Mill Health Centre and the James Paget University Hospital a short drive to the north in Gorleston. Public transport links are excellent, with regular bus services operating along nearby Normanston Drive and the A47 providing quick access to Great Yarmouth, Norwich, and other regional hubs. Lowestoft railway station is within a 10-minute drive, offering direct services to Norwich and Ipswich, making Elmhurst Avenue a convenient and desirable location in the town.

### Elmhurst Avenue

From the moment you step through the door, the welcoming entrance hall sets the tone. Bright and airy, it provides a warm introduction to the home, complete with a convenient storage cupboard for coats and shoes, maintaining the neat, uncluttered aesthetic throughout.

At the heart of the home lies the expansive open-plan living area — a stunning, extended space that invites both quiet evenings and lively gatherings. A feature wood burner adds a cosy focal point, while two sets of French doors open seamlessly onto the garden, blurring the lines between indoor comfort and outdoor enjoyment. Whether you're hosting friends or enjoying a quiet morning coffee, this space is effortlessly versatile.







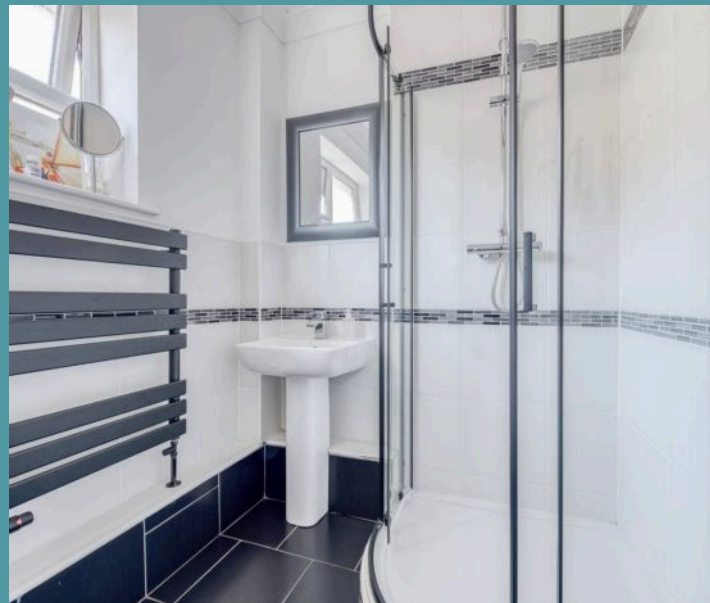
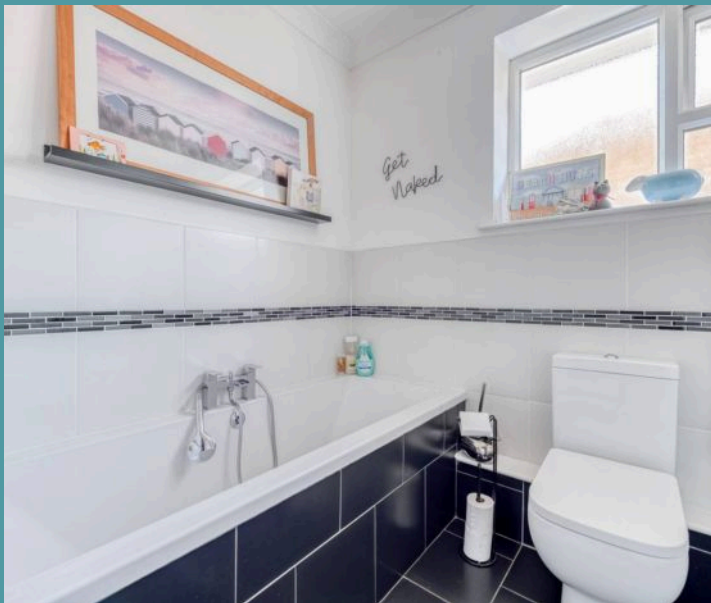
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The contemporary kitchen is both functional and stylish, fitted with sleek cabinetry, an integrated double oven, an induction hob, and a dishwasher. There's also designated space for a fridge/freezer, making the layout practical for modern living while maintaining a clean, uncluttered look.

Offering three well-proportioned bedrooms, the home is ideal for families, downsizers, or those needing flexible guest or office space. The principal bedroom benefits from its own private en-suite, while the main family bathroom features a four-piece suite, including a separate bath and shower — designed for relaxation as well as convenience.

Step outside and the lifestyle offering only continues. The extended rear garden has been thoughtfully landscaped to provide multiple zones for enjoyment. A generous patio area offers the ideal spot for summer dining, while a laid to lawn gives children or pets plenty of room to play. At the far end, a charming pergola-covered seating area creates a private escape, and a large wood store adds to the practical touches. Tucked away within the garden, the fully powered summerhouse provides exceptional flexibility — perfect as a peaceful home office, creative studio, or even a personal gym.





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To the front, a substantial driveway ensures off-road parking for multiple vehicles, with more than enough space for a caravan or a boat. The attached garage offers additional storage or workshop potential.

- Detached bungalow proudly positioned on a sizeable plot with a backdrop of Bonds Meadow Park
- Move in Ready! Presented to an immaculate standard with a comfortable and contemporary design
- Extended open-plan reception space, showcasing a wood burner stove and two sets of French doors that open out to the garden, inviting relaxation and entertaining
- Kitchen equipped with stylish cabinetry, an integrated double oven, an induction hob, a dishwasher and space for a fridge/freezer
- Three bedrooms, a private en-suite and a family bathroom featuring a four-piece suite
- Extended and well-maintained garden, with a patio area, a laid to lawn, a seating area covered by a pergola, and a large wood store
- A summerhouse with electric and power, suitable for a home office or a studio space
- A large driveway providing ample off-road parking, suitable for a caravan or a boat, and a garage for storage options
- Close to local shops, parks, schools for all ages, healthcare facilities and transport links



**Ground Floor**  
1248 sq.ft. (115.9 sq.m.) approx.



Sqft Includes The Garage And The Summerhouse/Office

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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