



2 Aubretia Close, Lowestoft

Lowestoft



Minors & Brady

£300,000

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## 2 Aubretia Close

Lowestoft

Set on a generous corner plot, this beautifully presented detached bungalow offers the perfect blend of style, comfort, and practicality. From the moment you enter the welcoming hallway, you're drawn into a spacious open-plan layout that flows effortlessly into a bright and inviting living room—ideal for relaxing or entertaining. A charming archway leads to the standout kitchen, finished to a high specification with sleek high-gloss units, modern appliances, and direct access to the rear garden. With three well-proportioned bedrooms, a stylish shower room, and a fully enclosed, low-maintenance garden complete with patio, shed, garage, and multiple access points, this home is as functional as it is attractive. A rare opportunity to enjoy single-level living in a sought-after location.



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### Location

Aubretia Close is a quiet residential cul-de-sac located in the southern part of Lowestoft, Suffolk's most easterly coastal town. Within a short walking or driving distance, residents have access to local shops such as small convenience stores, takeaways, and a pharmacy, with larger supermarkets including Asda, Tesco, and Lidl located nearby along the main routes like the A146 and A12. For families, there are several well-regarded schools in the vicinity, including Kirkley Nursery & Primary School, Pakefield Primary, and Pakefield High School, all within a 1-2 mile radius. Healthcare is easily accessible through nearby GP surgeries such as the Rosedale Surgery and Kirkley Mill Health Centre, while more extensive medical services are available at the James Paget University Hospital in Gorleston, around 15 minutes away by car. Aubretia Close is well-served by public transport, with regular bus services running along nearby main roads like Kirkley Run and London Road South, providing direct access to Lowestoft town centre, the train station, and the seafront. The Lowestoft railway station, just a short drive or bus ride away, connects to Norwich, Beccles, and beyond, making the area suitable for commuters as well.

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The heart of the property lies in its open-plan layout, a bright and comfortable living room, perfect for unwinding at the end of the day or hosting guests. An elegant archway leads through to the kitchen, that has been thoughtfully designed with a range of stylish high-gloss wall and base units, complemented by coordinating work surfaces. It comes fully equipped with an integrated oven, electric hob, and extractor fan, alongside ample power points for convenience. Additional features include a 1.5 sink and drainer unit, radiator, and plenty of space and plumbing for essential appliances including a washing machine, tumble dryer, and fridge/freezer. The space is beautifully lit by LED downlighting, a double-glazed window to the side, and a striking double-glazed Velux window. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The bungalow offers three well-proportioned bedrooms, ideal for family living or creating guest accommodation, home office, or hobby space. A modern shower room, comprising of a three-piece suite, completes the internal accommodation.



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Outside, the low-maintenance rear garden provides a private space. A tiled patio area is perfect for outdoor furniture and al fresco dining, leading to a well-kept wood chip garden framed by established borders bursting with vibrant flowers, plants, and shrubs. The garden also features external security lights, a timber-built storage shed with power and light, and a brick-built single garage, also benefiting from power, light, and off-road parking in front.

With its versatile layout, quality finishes, and desirable plot, this detached bungalow presents a fantastic opportunity for those seeking comfort, convenience, and outdoor space in equal measure.

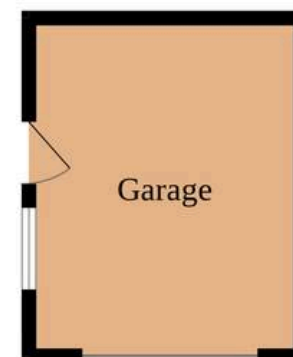
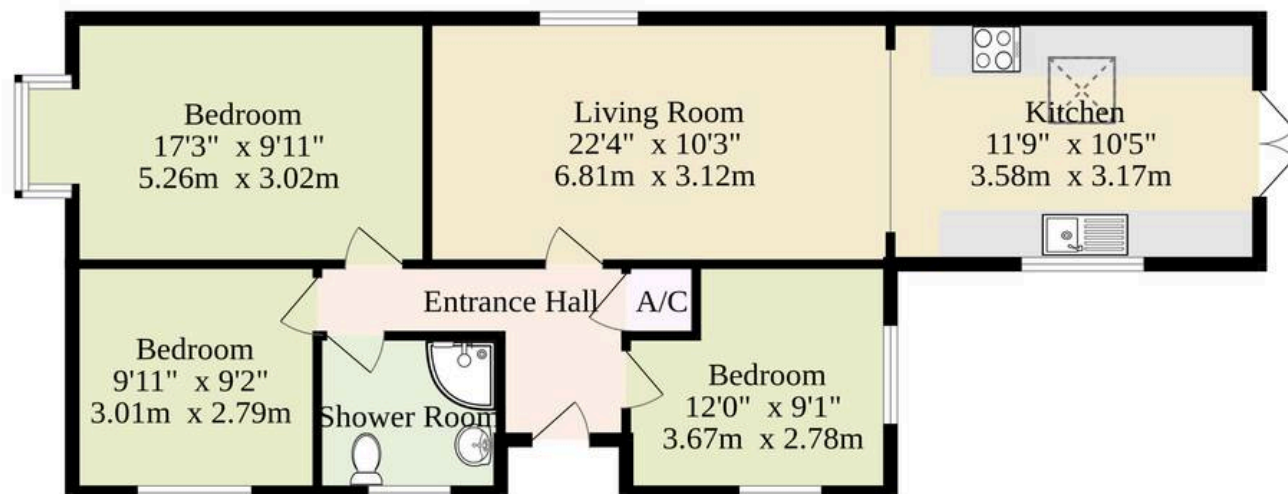
**Agents note**

Freehold



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## Ground Floor 720 sq.ft. (66.9 sq.m.) approx.



Sqft Does Not Include The Entrance Hall, Shower Room And The Garage

TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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