



97 Elm Tree Road, Lowestoft

Lowestoft



Minors & Brady

97 Elm Tree Road

Lowestoft, Lowestoft

Occupying a non-estate position close to Lowestoft town centre and the Suffolk coastline, this detached bungalow provides a versatile and well-presented home. The light-filled porch opens to a hallway with useful storage, leading into a spacious lounge with a central fireplace, a feature wall and French doors to the garden. A fitted kitchen and dining area is styled with tiled flooring, exposed beams and splashback tiling, offering generous worktop and storage space. Three double bedrooms are set across the ground floor, served by a family bathroom with patterned tiling and a separate WC, while upstairs a flexible room with Velux window and built-in storage is ideal as a study or fourth bedroom. The private, not overlooked rear garden offers lawn, patio seating and an outbuilding, and to the front, the driveway provides off-road parking for up to four vehicles, with beaches, shops, cafés and everyday amenities all within easy reach.

Location

Elm Tree Road in Lowestoft offers a highly convenient setting within easy reach of both the town centre and the scenic Suffolk coastline. Residents benefit from nearby everyday amenities including supermarkets, independent shops, cafés, and eateries, while the popular seafront with its sandy beaches, promenade, and attractions lies just a short distance away. The area is well served by local schools and healthcare facilities, making it appealing for families. Excellent transport links are available with regular bus services, nearby train connections, and easy road access to Great Yarmouth, Norwich, and surrounding towns. The surrounding neighbourhood is peaceful yet well-connected, offering a comfortable balance of community and convenience. For those who enjoy the outdoors, there are local parks, green spaces, and coastal walks all within easy reach.





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Step into the light-filled porch and continue through to the hallway, where you will find a useful storage cupboard and an airing cupboard neatly tucked away. From here, the large lounge unfolds as a bright and generous space, styled in soft neutral tones that enhance the natural light. A patterned feature wall adds depth and character, while the central fireplace, set within a contrasting surround, creates a warm focal point. Modern finishing touches and a wide floor area make the room both stylish and versatile, with French doors opening directly onto the garden to extend the living space outdoors.

The fitted kitchen and dining area lies just beyond, offering a practical yet welcoming setting. Tiled flooring and exposed ceiling beams bring charm, while a window and rear door draw in plenty of daylight. Decorative splashback tiling adds personality to the layout, which is equipped with an integrated hob and oven, plumbing in place, and ample counter and storage space. With its connection to the garden, this room works well for everyday life as well as entertaining.

Three double bedrooms are arranged across the ground floor, each carpeted and filled with natural light. Serving these rooms is a family bathroom with a fitted bath, pedestal basin, and WC, finished with patterned blue and white tiles for a clean, traditional look. A separate WC adds further convenience.



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Upstairs, a versatile room with a Velux window and built-in storage offers flexibility as either a fourth bedroom or a study.

Outside, the rear garden is a key highlight. Not overlooked and securely enclosed, it provides a private and generous outdoor space framed by hedging and fencing. A mix of lawn and patio seating areas creates options for relaxation, outdoor dining, or entertaining, while still leaving ample room for children to play or for further landscaping projects. An outbuilding adds useful storage, making the garden not only attractive but highly practical.

To the front, the driveway provides parking for up to four vehicles.

Agents notes

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

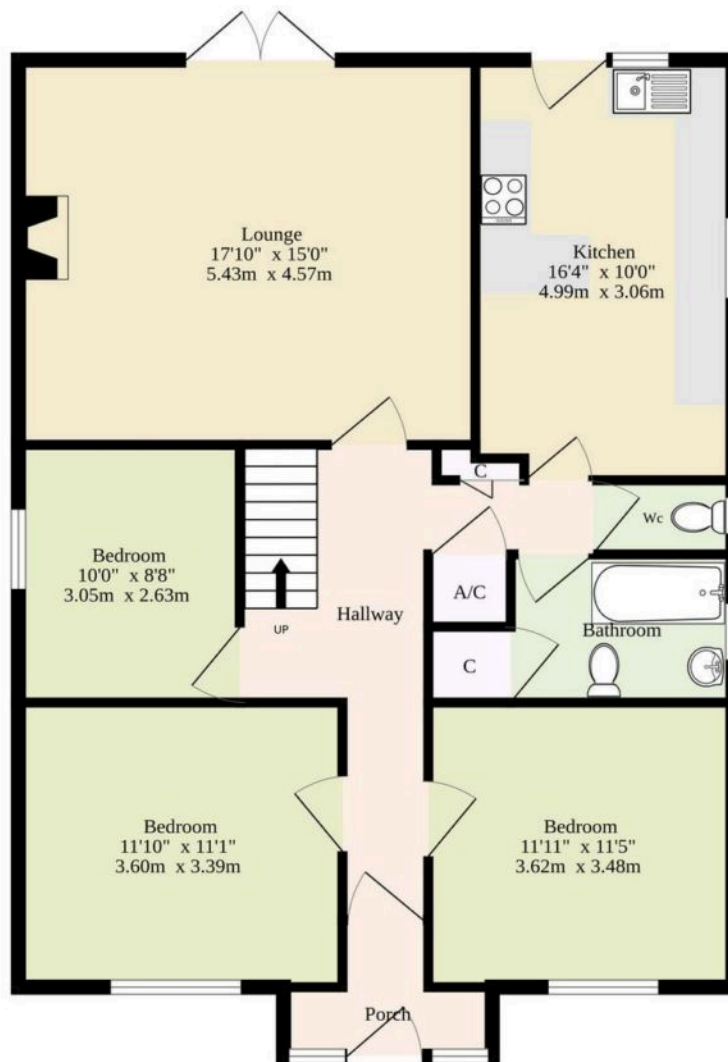
Heating system- Gas Central Heating

Council Tax Band- C

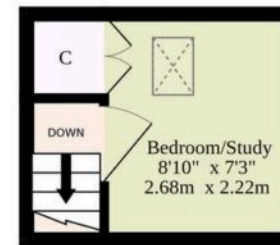


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Ground Floor
1018 sq.ft. (94.6 sq.m.) approx.



1st Floor
59 sq.ft. (5.5 sq.m.) approx.



Sqft Excludes Bathroom And Wc

TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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Dreaming of this home? Let's make it a reality



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Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

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