



19 Malvern Rise, Lowestoft

Lowestoft



Minors & Brady



# 19 Malvern Rise

## Lowestoft, Lowestoft

Light fills this detached bungalow from the moment you step through the glazed porch into a welcoming hallway with soft detailing and a calm, homely feel. The lounge opens up with dual aspect windows and a decorative fireplace that brings warmth and character, flowing through to a generous kitchen and dining area with wood-finish cabinetry, ample space for appliances, and scope to update to personal taste. Beyond this lies a bright conservatory connecting indoor and outdoor living, while three comfortable bedrooms, a sleek shower room, and a separate WC offer practical everyday living. Outside, the enclosed gardens to both front and rear are neatly kept with a lawn, patio seating area, and mature planting, while a driveway and garage provide off-road parking. Set within a well-established part of Lowestoft, the property enjoys close access to shops, schools, and transport links, making it a convenient and appealing place to call home.

### Location

Malvern Rise sits within a well-established residential area of Lowestoft, offering easy access to a range of local amenities. Nearby, residents can enjoy local shops, supermarkets, cafés, and well-regarded schools, making it a convenient setting for families. The area is well connected by public transport, with regular bus routes and quick road links to the A47 for travel toward Great Yarmouth and Norwich. The property is also within a short drive of Lowestoft's sandy beach, the town centre, and a choice of parks and leisure facilities, providing a pleasant balance of everyday convenience and coastal living. The nearby Normanston Park offers open green space ideal for walking and outdoor recreation, while the popular Oulton Broad area provides a vibrant choice of restaurants and scenic waterfront views. For commuters, Lowestoft train station gives direct connections to Norwich and Ipswich, ensuring the area remains both accessible and well-served.

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Lowestoft, Lowestoft

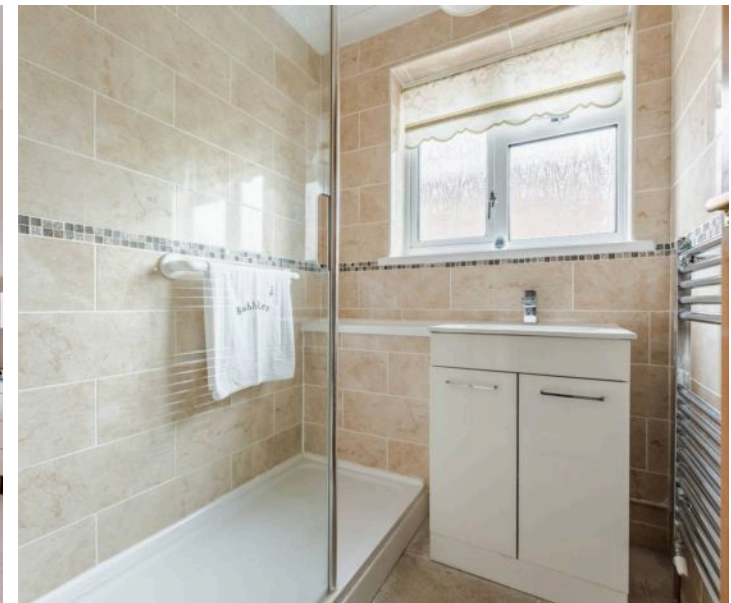
## Malvern Rise, Lowestoft

Stepping through the glazed porch, you are welcomed into a bright and practical entrance that opens into a spacious hallway enhanced by ceiling coving, wall lights, and radiators. From here, the home flows naturally into the main living areas, where soft carpet flooring adds warmth and comfort throughout.

The lounge is generous in size and filled with natural light from dual aspect windows, centred around a charming decorative fireplace with a gas fire inset. Thoughtful details such as fitted wall lights, ceiling coving, and radiators beneath the windows create a homely and inviting atmosphere.

Continuing through, the kitchen and dining area provide an excellent everyday hub of the home. It is fitted with matching wood-finish cabinets, laminate work surfaces, and tiled splashbacks, with a stainless-steel sink perfectly positioned beneath a wide window. A built-in display cabinet and walk-in pantry offer practical storage, while a door leads directly to the adjoining conservatory.

The conservatory adds further versatility, offering a light-filled retreat with fitted blinds, double glazing, and a glazed door that opens onto the rear garden, connecting indoor and outdoor living with ease.



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Three well-proportioned bedrooms provide comfortable accommodation, including two generous doubles and a further spacious single, all with radiators and large windows that fill the rooms with light. The contemporary shower room features a tiled double shower enclosure, glass screen, and vanity hand basin with storage, complemented by a heated towel rail. Completing the layout, a separate WC with full tiling and an obscured window ensures both practicality and privacy.

Additional space can be found in the loft, offering excellent potential for storage or future conversion, subject to the necessary approvals. Outside, a generous and beautifully maintained rear garden creates an inviting outdoor setting, featuring a paved patio ideal for seating and relaxation, along with a neatly kept lawn and established borders. The front garden is also enclosed and well cared for, while a private driveway and garage provide ample off-road parking.

## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- D

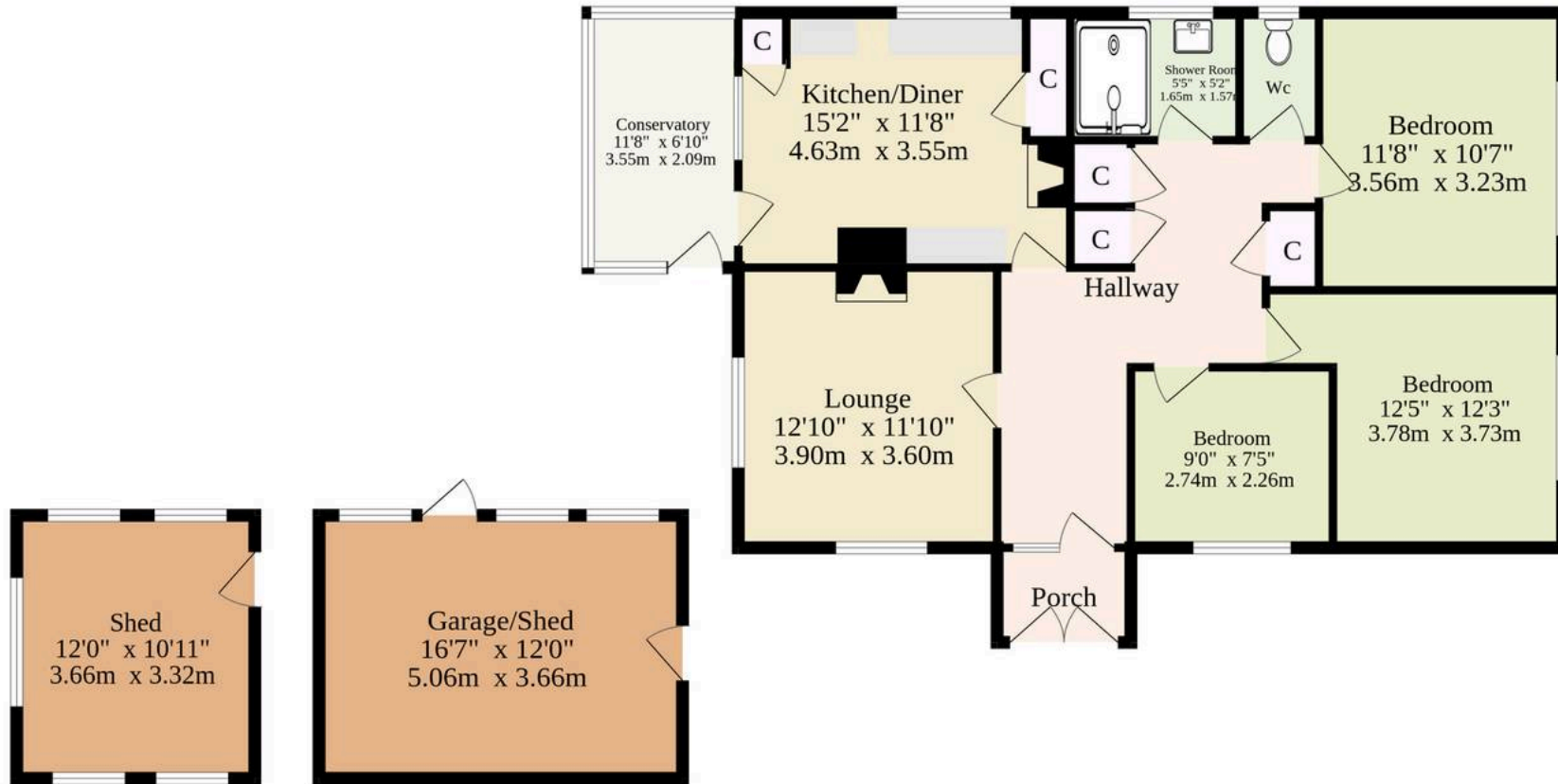
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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# Ground Floor

1343 sq.ft. (124.8 sq.m.) approx.



Sqft Includes Garage And Shed

TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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