



3 Sunnyfields, Lowestoft

Lowestoft



Minors & Brady

3 Sunnyfields

Lowestoft

At the end of a quiet cul-de-sac in the coastal town of Lowestoft, this semi-detached bungalow offers a calm and comfortable lifestyle within easy reach of the sea and local amenities. Thoughtfully designed across a single level, the home welcomes you into a bright entrance hall leading to spacious, open-plan living and dining areas. A feature fireplace adds warmth and character, while French doors open into a sunlit garden room that extends the living space and provides a lovely spot to unwind or entertain. The kitchen is well-appointed with fitted cabinetry and practical appliance space, and two double bedrooms offer comfort and flexibility, one opening directly onto the garden. Outside, the private garden combines a pergola-shaded patio, lawn, and decked terrace, perfect for outdoor relaxation. With a new boiler installed in April 2025, a driveway for off-road parking, and a garage for storage, this home delivers both ease and comfort in a peaceful setting.

Agents note

Freehold

A restrictive covenant on this property prevents the addition of a second storey.

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- Semi-detached bungalow positioned down a quiet cul-de-sac in the coastal town of Lowestoft
- Perfect choice for someone looking to downsize or if you require a single-level layout
- New boiler installed in April 2025
- Open-plan living/dining room featuring a decorative feature fireplace and a large window, inviting relaxation and entertaining
- Internal French doors open into the light-filled garden room that extends the reception space and creates a seamless flow to the garden
- Kitchen is fitted with cabinetry, an oven and under-counter areas for appliances
- Two double bedrooms offering comfort and privacy, one with French doors out to the rear garden
- Easily accessible shower room comprising of a modern three-piece suite
- A private, maintained garden showcasing a patio, a laid to lawn, a decked terrace for seating arrangements and a timber storage shed
- A paved driveway providing off-road parking and a garage for storage options



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Location

Sunnyfields is a well-established residential area on the southern side of Lowestoft, positioned between the town centre and Oulton Broad. Local shops, cafés and takeaways can be found, with larger supermarkets such as Asda and Morrisons only a few minutes' drive away. Several well-regarded schools, including East Point Academy, Pakefield Primary School and Pakefield High school, serve the area, making it a popular choice for families.

The lifestyle here centres on convenience and outdoor access. Oulton Broad, less than five minutes away, offers waterside pubs, boating, and access to the Broads National Park, while Lowestoft's seafront and beach are only a short drive or cycle away. For everyday needs or commuting, Sunnyfields sits in an ideal spot, close to the heart of town but with green surroundings and good local amenities.

Transport links are straightforward: regular bus services connect Sunnyfields with Lowestoft town centre and the railway station, while Oulton Broad North and South stations are both close by for direct trains to Norwich and Ipswich. Road access is easy via the A146 and A12, providing routes towards Beccles and Great Yarmouth.



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A welcoming entrance hall sets the tone, bright and airy, with a useful storage cupboard for everyday essentials. The open-plan living and dining room provides a relaxed and sociable space, centred around a decorative feature fireplace and framed by a large front-facing window that fills the room with natural light. Internal French doors open through to the garden room, a peaceful spot to unwind, read, or enjoy the garden views, creating a seamless connection between indoor comfort and outdoor living.

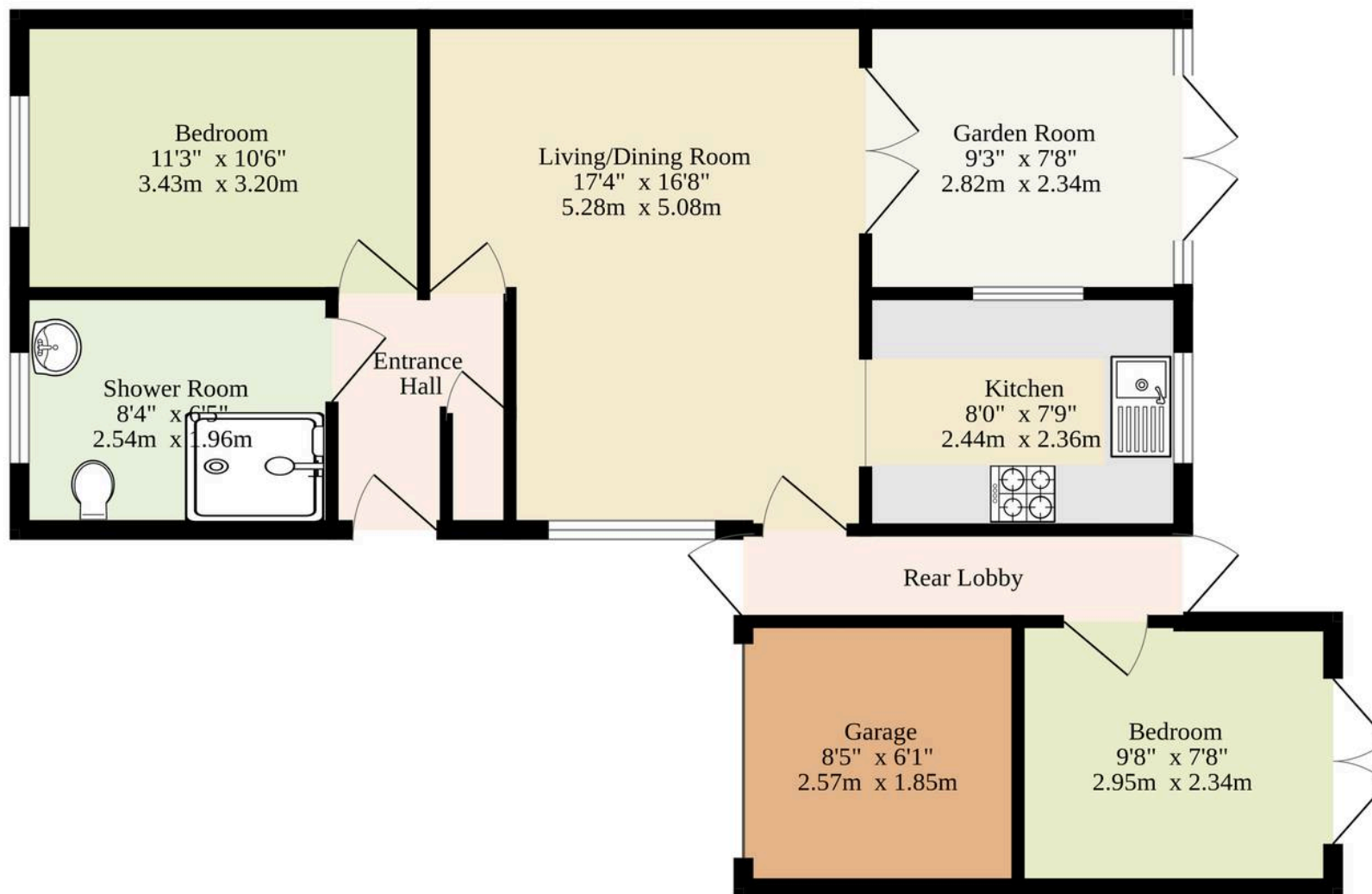
The kitchen is neatly fitted with wall and base units, an integrated oven, and space for under-counter appliances. Two double bedrooms offer calm and comfortable spaces, one benefitting from French doors that open directly onto the rear garden. The shower room features a modern three-piece suite designed for ease and practicality.

Outside, the private garden has been thoughtfully arranged to provide distinct spaces for enjoyment throughout the day, a patio with a pergola for shade, a decked terrace perfect for seating, and a lawn bordered by planting. A timber shed provides extra storage for tools or garden equipment.

To the front, a paved driveway offers off-road parking and leads to a garage, providing additional flexibility for storage or hobbies. A new boiler, installed in April 2025, adds to the home's comfort and peace of mind.



Ground Floor
808 sq.ft. (75.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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