



13 Belaugh Avenue, Lowestoft
Lowestoft

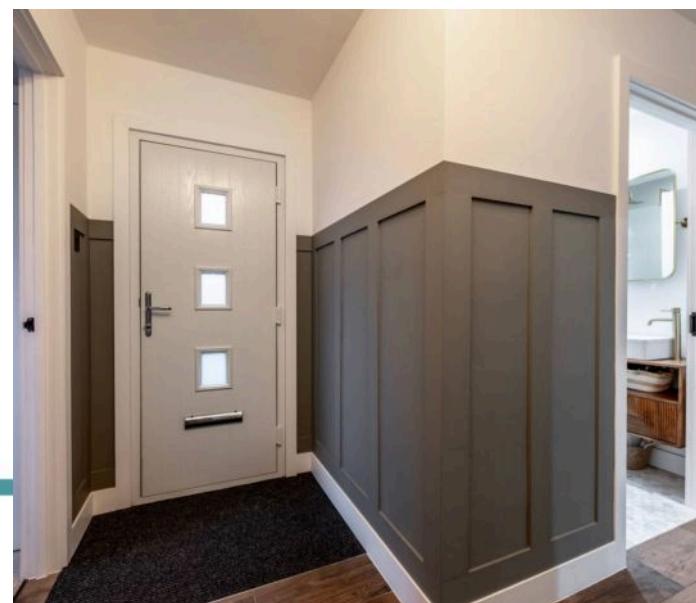
Minors & Brady



13 Belaugh Avenue

Lowestoft

Within the southern part of Lowestoft, this fully renovated semi-detached bungalow offers a stylish and light-filled home designed for modern-day living. The heart of the home is the open-plan kitchen, dining, and living space, where high-quality cabinetry, integrated appliances, and French doors create a seamless flow to a private garden with a patio and lawn, perfect for entertaining or relaxing outdoors. Two comfortable bedrooms provide flexibility for a home office, nursery, or dressing room, complemented by a contemporary shower room with quality fixtures. Practical touches, including underfloor heating, a welcoming entrance hall, and a driveway for multiple vehicles, ensure comfort and convenience from day one, making this bungalow an effortless, move-in ready home.



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13 Belaugh Avenue

Lowestoft

- Semi-detached bungalow positioned South in the coastal town of Lowestoft
- Fully renovated throughout, showcasing stylish and light-filled accommodation that is ready to move into straight away
- Open-plan kitchen/dining/living room that creates an effortless flow for everyday living and entertaining
- Newly installed kitchen is equipped with quality cabinetry, an integrated oven, an induction hob, a dishwasher, a fridge/freezer and a water softener
- French doors open out to the garden, creating a seamless transition between the indoor and outdoor areas
- Two bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- Shower room comprising of a contemporary three-piece suite, complemented by quality fixtures and fittings
- A large, private garden featuring a patio for seating arrangements and a maintained lawn
- A driveway providing off-road parking for multiple vehicles
- Underfloor-heating



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Location

Belaugh Avenue is situated in the southern part of Lowestoft, offering a quiet residential setting while remaining well connected to nearby amenities and attractions. The street lies just a short distance from Oulton Broad, providing easy access to scenic waterways, parks, and leisure facilities, including boating and riverside walks. To the south, the area is within reach of Pakefield, home to its retail park that offers a wide range of amenities, including supermarkets, household stores, restaurants, and cafes, making day-to-day errands convenient. For families, there are several schools nearby, such as Dell Primary School, Red Oak Primary, St Peter's Academy, and secondary education at East Point Academy, all within a mile or so.

Transport links are practical: Oulton Broad South railway station is within walking distance, and regular bus routes connect residents to Lowestoft town centre, surrounding villages, and the coast. Those seeking leisure and outdoor activities are well served, with both Pakefield Beach and Lowestoft Beach just a short drive or cycle away, offering sandy stretches, promenades, and seaside amenities. The location allows residents to enjoy a balanced lifestyle, quiet suburban streets for everyday living, convenient retail and school access, and easy proximity to riverside and coastal recreation.



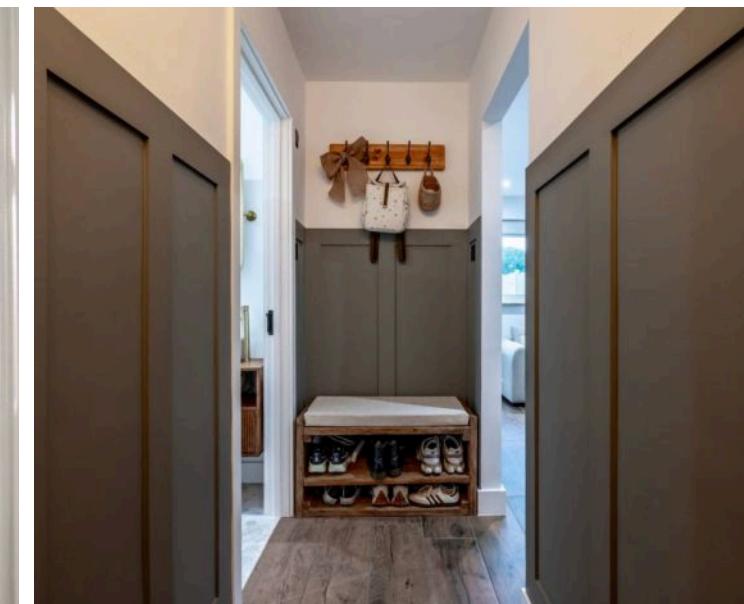
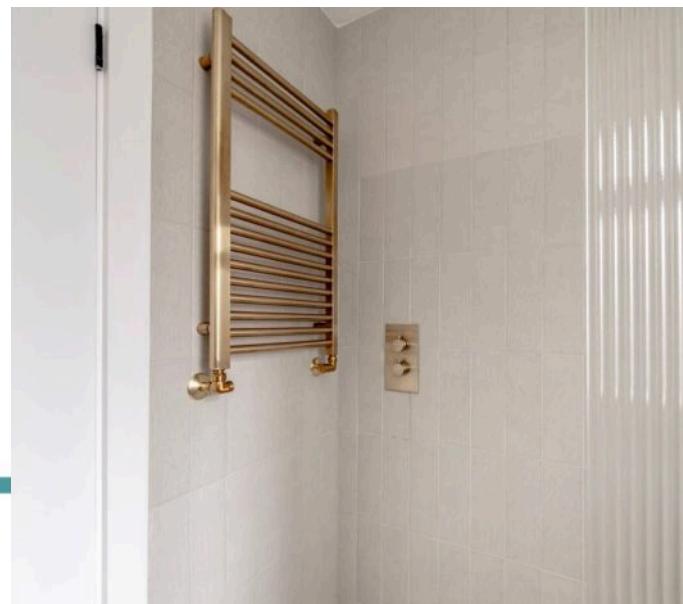
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In the southern area of the coastal town of Lowestoft, this beautifully renovated semi-detached bungalow offers stylish, light-filled accommodation designed for modern living. Every detail has been thoughtfully considered, creating a home that is both inviting and effortless to enjoy from the moment you walk through the door.

The welcoming entrance hall features elegant panelling and practical space for coats and shoes, setting the tone for the quality found throughout.

At the heart of the home, the open-plan kitchen, dining, and living area creates a sense of flow and connectivity, perfect for everyday living and entertaining alike. The newly fitted kitchen combines sleek cabinetry with high-quality integrated appliances, including an oven, induction hob, dishwasher, fridge/freezer, and a water softener. French doors open directly onto the garden, allowing natural light to fill the space and providing a seamless connection between indoors and outdoors. Underfloor heating throughout adds a touch of modern comfort.



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The bungalow offers two well-proportioned bedrooms, providing comfort and privacy, and flexible space that could easily accommodate a home office, dressing room, or nursery. A contemporary shower room completes the interior, comprising of a hand wash basin, a toilet and a walk-in shower, finished to a high standard with quality fixtures and fittings.

Outside, the property showcases a generous, private garden with a patio area ideal for seating and alfresco dining, alongside a maintained lawn for relaxation or play. A driveway provides convenient off-road parking for multiple vehicles.

With its combination of style, practicality, and coastal charm, this home is ready to enjoy from day one – a move-in ready bungalow offering a relaxed and comfortable lifestyle in Lowestoft.

Agents Note

Freehold

Connected to all mains services.

Under-floor heating.

Majority of the windows are new and double glazed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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