



22 Dedham Drive, Lowestoft

Lowestoft



Minors & Brady

# 22 Dedham Drive

Lowestoft

Set on a quiet residential road in Lowestoft, this chain-free semi-detached bungalow offers a comfortable, single-level lifestyle with space to relax, entertain, and enjoy the outdoors. The home features a bright living room, a modern kitchen with integrated appliances, a separate utility room, and three adaptable bedrooms, one with built-in storage and another opening through French doors to the garden. A modern wet room, ample storage, and recent updates such as laminate flooring and an electric garage door add practicality and style. Outside, a sunny, private garden with a patio, lawn, and established borders, plus a driveway and garage, complete this well-presented home ready for your personal touch.

## Agents Notes

Freehold

Connected to all mains services.



**M&B** —



M&B

## 22 Dedham Drive

Lowestoft

- Chain free
- Semi-detached bungalow positioned on a lovely-sized plot, down a quiet residential road in the coastal town of Lowestoft
- Suitable choice for someone looking to downsize, or if you require a single-level layout
- Well-presented, ready for you to adapt to your own preferences and style
- Recent updates include a walk-in shower, an electric garage door, a built-in wardrobe, French doors, laminate flooring and plush carpet
- Living room with a large front-facing window that draws in the natural light, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, an integrated oven, a ceramic hob and areas for your own appliances
- Three bedrooms, one with a built-in wardrobe and another with French doors out to the garden, along with an easily accessible wet room with modern fixtures and fittings
- A large, private garden featuring a patio for seating, a laid to lawn, established borders and a timber storage shed
- A maintained front garden, a brick-weave driveway providing ample off-road parking and a garage for storage/workshop use



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## Location

Dedham Drive is a quiet residential street in Oulton Broad, the southern suburb of Lowestoft. The area combines a peaceful suburban setting with easy access to local amenities. It is approximately 1.5 miles from the centre of Oulton Broad, giving residents quick access to the lakeside park, cafés, and small independent shops. For everyday shopping, there is a choice of Aldi, Tesco, and the North Quay Retail Park, all within a short drive, providing a wide range of supermarkets, stores, and services.

Education is well catered for: Woods Loke Primary School is within walking distance, while The Limes Primary Academy and Benjamin Britten Academy serve older children. Families also have access to The Ashley School for specialised education, and East Coast College for further education, all nearby.

Transport links are practical and varied. Oulton Broad North and Oulton Broad South railway stations are both within a short walk or cycle, providing direct services to Lowestoft and connections to Norwich and beyond. Regular bus routes serve the area, connecting residents to surrounding villages, the town centre, and other coastal destinations. The nearby A146 and A12 roads provide straightforward access for car journeys to Norwich, Great Yarmouth, and the wider East Suffolk region.



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This bungalow is well-presented and ready for you to adapt to your own style and preferences, with recent updates over past couple of years, including a walk-in shower, an electric garage door, a built-in wardrobe, French doors, laminate flooring, and plush carpeting throughout.

A welcoming porch leads into a bright and airy entrance hall, setting the tone for the rest of the home. The living room benefits from a large front-facing window, bathing the space in natural light and providing a relaxed environment for both entertaining and everyday living.

The kitchen is fitted with practical cabinetry, an integrated oven, a ceramic hob, and space for your own appliances, complemented by a separate utility room with plumbing for a washing machine.

There are three well-proportioned bedrooms, one with a built-in wardrobe and another featuring French doors opening to the garden, offering flexible living arrangements to suit your needs. A modern wet room with updated fixtures adds convenience and accessibility, while ample storage ensures a clutter-free environment.

Outside, the bungalow boasts a large, private garden, enjoying plenty of sunshine and featuring a patio area for outdoor seating, a well-maintained lawn, established borders, and a timber storage shed.

The front garden is equally well-kept, with a brick-weave driveway providing off-road parking, and a garage with an electric up-and-over door suitable for storage or workshop use.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		86
(81-91) <b>B</b>		70
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
795 sq.ft. (73.9 sq.m.) approx.



Sqft Includes The Garage.

**TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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## Minors & Brady

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