



5 Worlingham Way, Lowestoft  
Lowestoft

Minors & Brady



# 5 Worlingham Way

Lowestoft

Enjoy the freedom of chain-free living in this extended detached bungalow on a generous plot in Lowestoft. Bright, flexible spaces invite relaxed, modern living, from the open-plan sitting and dining area to the sunroom overlooking the garden. A versatile snug, contemporary kitchen, and three bedrooms provide comfort and adaptability, while outside, a large private garden, paved driveway, and garage offer practicality and space to make the home your own. With a new boiler and ready-to-move-in condition, this property blends convenience, style, and potential in one appealing package.

## Agents Notes

Freehold

Connected to all mains services.

Boiler was fitted in 2023, with a 5 year guarantee.

New radiators fitted in 2023.



**M&B**



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- Chain free
- Detached bungalow positioned on a lovely-sized plot, down a quiet residential road within the coastal town of Lowestoft
- Extended to create spacious and flexible accommodation that can easily adapt to your own preferences and style
- Kitchen fitted with modern cabinetry, quality worktops, a sink/drainer, an integrated oven, a ceramic hob, a fridge/freezer and plumbing for a washing machine
- Open-plan sitting/dining room that creates an effortless flow for everyday living and entertaining, with large windows that fill the space in natural light
- A flexible snug that can be utilised as a bedroom or a study, with sliding doors into the sun room that overlooks the garden
- Two further bedrooms offering comfort and privacy, along with a shower room comprising of a three-piece suite
- A large, private garden featuring a maintained lawn, established beds, a storage shed and a greenhouse
- Kerb appeal with a front garden, a paved driveway providing off-road parking for multiple vehicles and a garage for storage options
- New boiler and radiators fitted in 2023



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## Location

Worlingham Way is situated in a quiet residential area on the western side of Lowestoft, close to Oulton Broad. Residents have convenient access to everyday shopping needs, including local convenience stores, newsagents, and small independent retailers along nearby roads, with larger supermarkets such as Aldi and Tesco only a short drive away.

For families, the area is well served by schools. Woods Loke Primary School is the closest for younger children, while secondary education options such as Benjamin Britten Academy and Ormiston Denes Academy are easily accessible by car or bus. The neighbourhood also benefits from local parks and green spaces, providing outdoor options for children and adults alike.

Transport links are straightforward. The nearby Oulton Broad North railway station and Lowestoft station provide rail connections to Norwich and other regional centres, while a network of local bus routes connects residents to the town centre, neighbouring villages, and the coast. Major roads, including the A12, make commuting by car practical.



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Positioned on a generous plot along a quiet residential road in the coastal town of Lowestoft, this detached bungalow combines space, comfort, and versatility. Extended to create a layout that can adapt to your lifestyle, it offers bright, airy rooms and a practical flow for everyday living.

A side entrance leads into a welcoming hallway with a storage cupboard, setting the tone for a home designed with convenience in mind. The kitchen is fitted with modern cabinetry and quality worktops, complete with a sink and drainer, integrated Neff oven, ceramic hob, fridge/freezer, and plumbing for a washing machine, ideal for everyday cooking and entertaining.

The open-plan sitting and dining area creates a seamless space for relaxing or hosting guests, with large windows that fill the room with natural light. Adjoining this is a versatile snug, perfect as a home office, hobby space, or additional bedroom, which opens via sliding doors into a sunroom. The sunroom provides a bright spot to enjoy the garden views throughout the year.

Two further bedrooms offer comfort and privacy, while the shower room features a three-piece suite with a walk-in shower.

Outside, the property benefits from a large private garden, featuring a well-maintained lawn, established flower beds, a storage shed, and a greenhouse, perfect for gardening, outdoor dining, or simply enjoying the space.

The front offers kerb appeal with a paved driveway providing off-road parking for multiple vehicles, along with a garage for extra storage.

This bungalow presents a rare opportunity to enjoy flexible, move-in-ready living in Lowestoft, with space both inside and out to suit your lifestyle.



**M&B** —

**Ground Floor**  
1008 sq.ft. (93.6 sq.m.) approx.



Sqft Includes The Garage.

**TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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