



258 Gorleston Road, Oulton  
Lowestoft

Minors & Brady



# 258 Gorleston Road

Oulton, Lowestoft

Set on a generous plot down a residential road, this detached bungalow combines spacious, light-filled living with versatile potential. A welcoming entrance hall leads into a living room with a cosy wood burner, flowing effortlessly into a dining area and a garden room filled with natural light, offering views across the private, extensive lawn and direct access to the garden. The kitchen/breakfast room is fitted with modern cabinetry, integrated appliances, and a breakfast bar, creating a practical yet sociable space. Two double bedrooms, a bathroom, and a separate WC provide comfortable accommodation, while the driveway and garage/workshop offer ample off-road parking and storage. With room to extend (STPP) and a private, mature garden, this home offers both immediate comfort and opportunities to adapt it to your lifestyle.

## Agents Notes

Freehold

Connected to all mains services.



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# 258 Gorleston Road

Oulton, Lowestoft

- Detached bungalow positioned on a large plot, down a residential road in the Oulton area of the coastal town of Lowestoft
- Potential to renovate or extend (stpp)
- Spacious living room with a cosy wood burner, effortlessly flowing into a dining area, inviting relaxation and entertaining
- Sliding doors into a light-filled garden room, extending the reception space and offering views of the garden
- Kitchen fitted with modern cabinetry, an integrated double oven, a microwave, under-counter areas for appliances and a breakfast bar unit
- Two double bedrooms, a bathroom and a separate WC
- A private, extensive garden that is predominately laid to lawn, bordered by established shrubbery, offering endless possibilities for outdoor activities and enjoyment
- A generous-sized driveway providing ample off-road parking and a garage/workshop for storage use
- Close to a wide range of essential amenities, including shops, schools for all ages and transport links



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## Location

Gorleston Road runs through the southern edge of Lowestoft, close to the Oulton Broad area, blending residential streets with easy access to the coast and local amenities. Local shops are within walking distance, including convenience stores, a newsagent, and a few small takeaways. For larger shopping trips, North Quay Retail Park and The Britten Centre are a short drive away, offering supermarkets, household shops, and services.

Families benefit from nearby schools such as The Limes Primary Academy, which serves the local catchment for younger children, while secondary education options include Ormiston Denes Academy and Benjamin Britten Academy, both accessible by a short bus ride or drive.

Transport links are practical for both local and regional travel. Bus routes run regularly along the main roads connecting to Lowestoft town centre, and Oulton Broad North and South railway stations are a short distance away, providing easy connections to Norwich and other towns along the East Suffolk line. By car, the area connects efficiently to the A146 and A47, offering access to surrounding towns and the wider Norfolk and Suffolk region.



# 258 Gorleston Road

Oulton, Lowestoft

Set on a substantial plot down a residential road in the Oulton area of Lowestoft, this detached bungalow offers both comfort and potential. With scope to renovate or extend (STPP), the property presents an exciting opportunity to create a bespoke home tailored to your lifestyle.

A welcoming entrance hall, bright and airy, provides a practical storage cupboard and leads seamlessly into the heart of the home. The spacious living room, complete with a cosy wood burner, flows naturally into the dining area, creating an inviting space for relaxation or entertaining. Sliding doors open into a light-filled garden room, extending the reception space and offering views of the garden, with French doors providing direct access to the outdoors.

The kitchen/breakfast room is fitted with contemporary cabinetry, an integrated double oven, microwave, under-counter appliance spaces, and a breakfast bar, combining functionality with a sociable layout.

Two double bedrooms offer restful accommodation, complemented by a bathroom and a separate WC.

Outside, the extensive private garden is predominantly laid to lawn, bordered by established shrubbery, offering ample space for outdoor activities, gardening, or seating arrangements.

A generous driveway provides off-road parking, while a garage/workshop adds valuable storage or practical workspace.

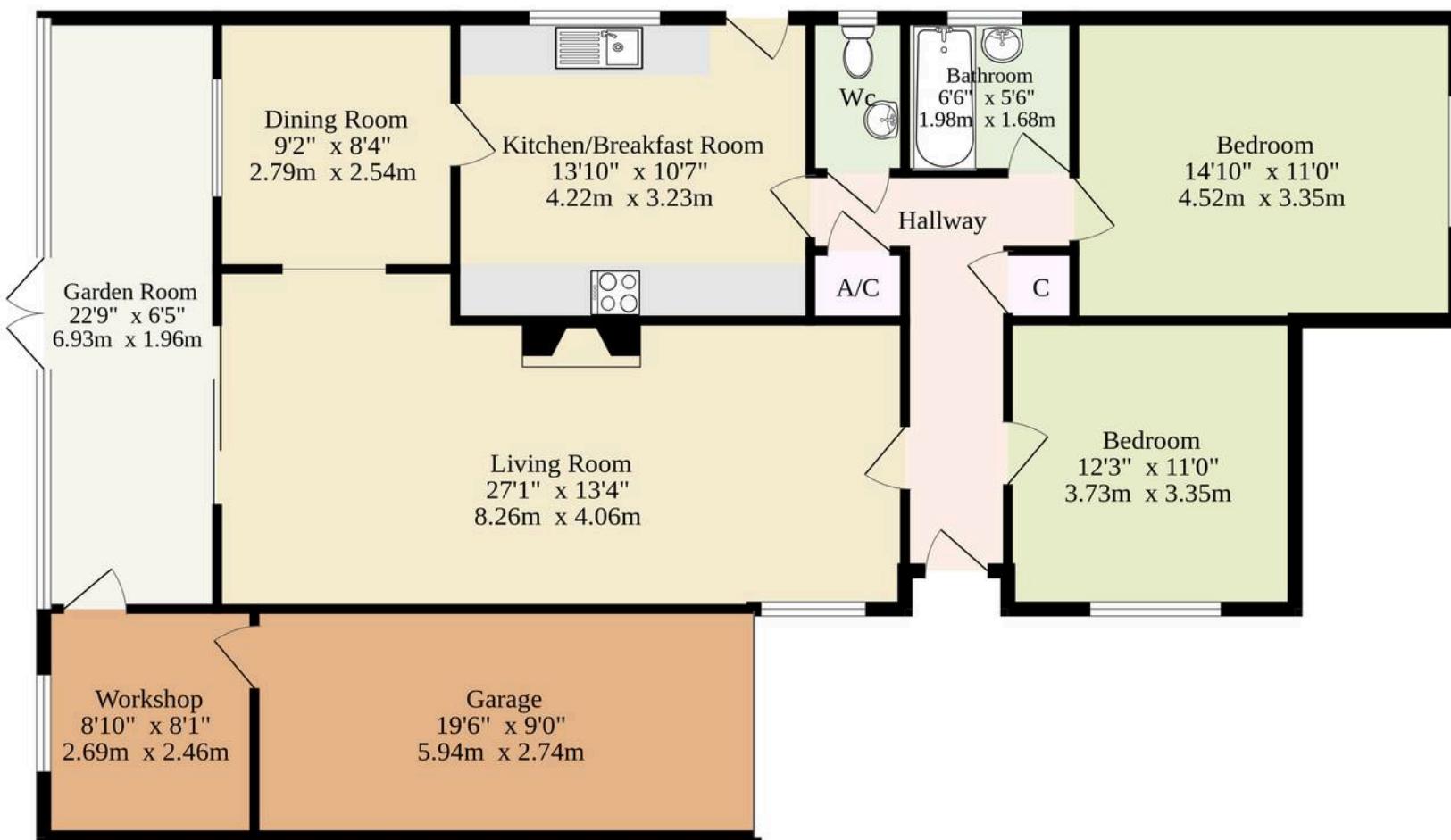
This bungalow offers a rare combination of space, light, and potential in a quiet residential location, making it a versatile home ready to adapt to modern living.

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# Ground Floor

1579 sq.ft. (146.7 sq.m.) approx.



Sqft Includes Garage.

TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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