



8 Berkeley Gardens, Lowestoft

Lowestoft



Minors & Brady

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There's an immediate sense of possibility as you step through the door of this chain-free detached home in coastal Lowestoft, a feeling that this is a place where everyday life could unfold with ease. Set on a generous plot and offering 1,649 sqft of adaptable accommodation, it's a property that invites you to shape it around the way you live, whether that means modernising, extending or simply enjoying the space as it is. Light-filled reception rooms flow naturally into the garden, the kitchen provides a practical hub for family routines, and four double bedrooms ensure comfort upstairs, including a principal suite with its own shower room. Outside, the wrap-around garden offers privacy and plenty of scope for outdoor living, while a driveway and detached garage add welcome convenience. A home with genuine potential in a well-connected coastal setting, ready for its next chapter.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note this property has shared access to a private driveway.



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- Offered chain free
- Detached residence situated on a large plot within the coastal town of Lowestoft
- Showcasing 1,649sqft of spacious and flexible accommodation that can easily adapt to your families lifestyle preferences and interior style
- Huge amount of potential to be renovated to a modern standard or extended to create additional accommodation, subject to necessary planning permissions
- 17ft living room with internal double doors that open into the dining room, creating an effortless flow for everyday living and entertaining
- Kitchen fitted with a range of cabinetry, an integrated double oven, a gas hob, a breakfast bar and under-counter areas for your own appliances
- Flexible ground-floor reception room that can be utilised as a home office, a cosy snug or an additional bedroom if required
- Four well-proportioned double bedrooms, including a principal bedroom with a private en-suite shower room
- A private, wrap-around garden that offers endless possibilities for outdoor activities and enjoyment, featuring a patio, a laid to lawn and established hedging
- Maintained front garden, a paved driveway providing off-road parking for multiple vehicles and a detached single garage for workshop or storage use



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Berkeley Gardens sits in a calm residential pocket on the northern side of Lowestoft, close enough to the coast to feel the sea breeze but tucked back enough for a quieter, everyday rhythm. The area is shaped by practical convenience: local shops along nearby Yarmouth Road and the surrounding streets cover the basics, while the closest major supermarkets, Tesco Superstore on Leisure Way, Aldi on Alexandra Road, and Asda on Belvedere Road, keep bigger shops straightforward. North Quay Retail Park is the nearest cluster of larger stores, adding options for home, tech, and general essentials.

Families tend to appreciate the proximity to Gunton Primary Academy, Roman Hill Primary School, and Ormiston Denes Academy, all within easy reach. Transport links are simple and reliable, with regular bus routes running along Yarmouth Road and Lowestoft Station a short drive or cycle away for direct rail connections to Norwich and Ipswich. The lifestyle here leans relaxed and coastal: walks to Gunton Woods, quick trips to the beach, and easy access to the seafront without the bustle of the town centre. It's the kind of setting where day-to-day living feels uncomplicated and well-connected.



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Offered chain free, this detached residence sits on a generous plot within the coastal town of Lowestoft, presenting a rare opportunity for buyers seeking space, flexibility and the scope to shape a home to their own tastes. With 1,649 sqft of well-arranged accommodation, the property lends itself naturally to a variety of lifestyles, whether you are looking to modernise, reconfigure or simply enjoy the comfort of a substantial family home. Its scale, layout and position make it an appealing prospect for those wanting a long-term base close to the Suffolk coastline.

A welcoming entrance hall sets the tone, bright and airy, with a cloakroom/WC tucked neatly to one side. From here, the ground floor unfolds with an easy sense of flow. The main living room is a generous, inviting space, featuring internal double doors that open directly into the dining room. Together, these rooms create a seamless environment for everyday living and relaxed entertaining, enhanced further by French doors leading out to the garden. The connection between indoors and outdoors feels natural and effortless, encouraging the kind of lifestyle that makes the most of the home's setting.



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The kitchen is well-appointed with a range of cabinetry, an integrated double oven, gas hob and a breakfast bar ideal for casual meals or conversation while cooking. Under-counter spaces allow you to incorporate your own appliances, giving you the freedom to tailor the kitchen to your needs. Completing the ground floor is a highly versatile reception room, equally suited to use as a home office, a snug, a playroom or even an additional bedroom should you require it. This flexibility is one of the property's greatest strengths, offering adaptability as your household's needs evolve.

Upstairs, the home continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from its own private en-suite shower room, creating a comfortable retreat at the end of the day. The remaining bedrooms are served by a family bathroom fitted with a classic three-piece suite, providing practicality and scope for future updating if desired.

Outside, the property enjoys a private, wrap-around garden that offers endless possibilities for outdoor living. With a combination of patio areas, lawn and established hedging, it is a space that can be shaped to suit everything from quiet relaxation to family play or alfresco dining. The front garden has been neatly maintained, while a paved driveway provides off-road parking for multiple vehicles and leads to a detached single garage, ideal for storage or workshop use.

For buyers seeking a home with genuine potential, whether to renovate, extend (subject to the necessary permissions) or simply enjoy as it stands, this property represents an excellent opportunity in a well-connected coastal location. Its generous proportions, adaptable layout and sizeable plot make it a compelling choice for those looking to put down roots in Lowestoft.

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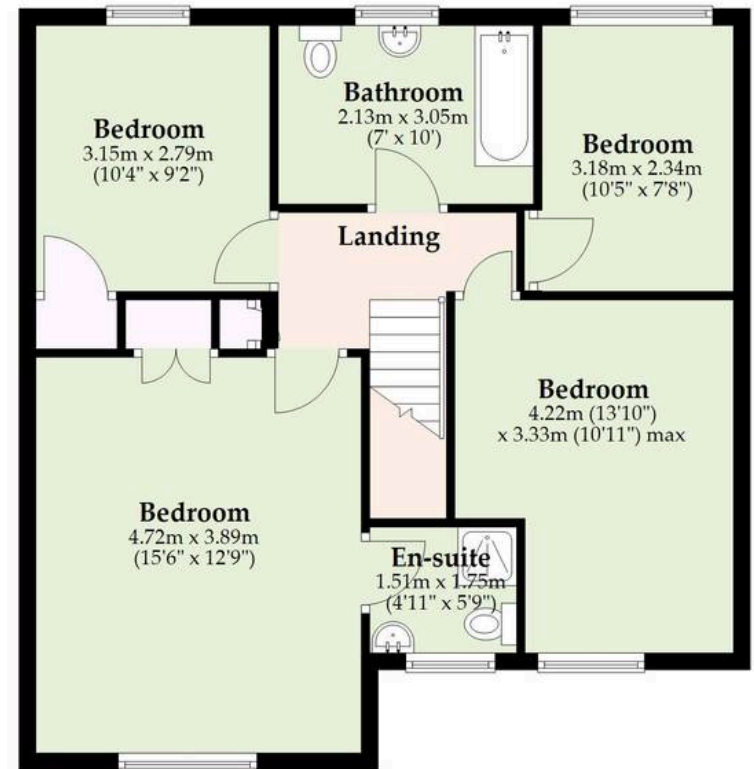
Ground Floor

Approx. 86.8 sq. metres (934.5 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.5 sq. feet)



Total area: approx. 153.3 sq. metres (1649.9 sq. feet)

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.

Plan produced using PlanUp.

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