



2a Edgerton Road, Lowestoft

Lowestoft



Minors & Brady

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A home that immediately feels welcoming, this detached three-bedroom bungalow in Lowestoft offers an easy, quietly spacious way of living with generous room to grow. The bright living room and sociable open-plan kitchen/dining room create a natural flow on the ground floor, supported by a convenient double bedroom and two further light-filled rooms upstairs. The wide rear garden provides plenty of outdoor space for everyday use, complemented by useful outbuildings and practical access points. With excellent parking and a double garage at the front, it offers a straightforward, adaptable setting for those looking for comfort, space and ease in a well-connected Suffolk location.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

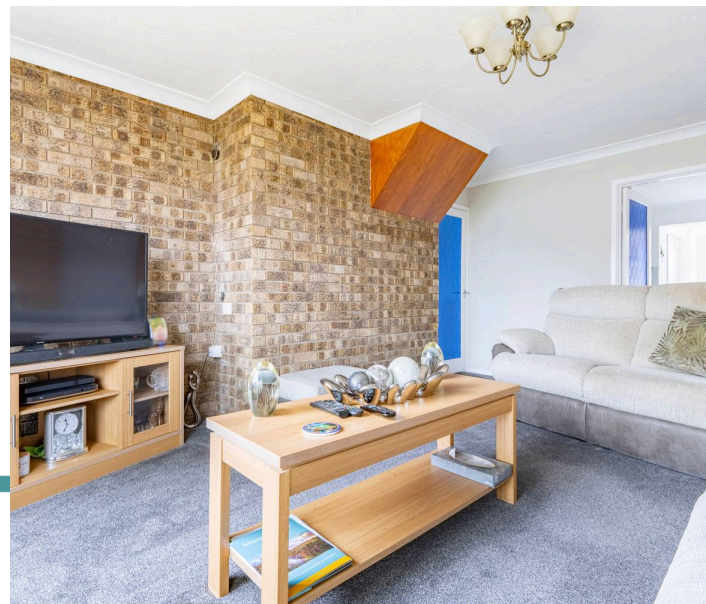


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- Detached chalet bungalow offering flexible accommodation across two well-arranged floors
- Bright and welcoming living room forming a comfortable everyday living space
- L-shaped open-plan kitchen/diner providing a sociable setting for cooking, dining and family life
- Brand-new kitchen installed with stylish cabinetry and a full-range of integrated appliances
- Ground-floor double bedroom ideal for guests or those preferring single-level living
- Two further double bedrooms on the first-floor, both naturally light and well-proportioned
- Shower room and separate bathroom offering practical facilities for busy households
- Generous rear garden with patio, lawn, outbuildings and rear access gates
- Large driveway providing off-road parking and a double garage for storage options
- Convenient location close to local amenities, transport links and the Suffolk coastline



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Edgerton Road sits in a well-connected residential pocket of Lowestoft, close to both the coast and the green, waterside setting of Oulton Broad. The area has a calm, lived-in feel, with easy access to everyday amenities and some of the town's most practical transport routes. Supermarkets are close by, including Asda, Aldi and Morrisons. Retail options are strong too, with North Quay Retail Park offering national chains and everyday shopping, while Gateway Retail Park to the south adds further choice.

Families have several nearby schools, including Phoenix St Peter Academy, East Point Academy, Red Oak Primary, and Westwood Primary, all within a practical radius. Transport links are straightforward: buses run through the surrounding main roads, and Oulton Broad South station provides rail connections towards Ipswich and Norwich. With the Broads, the seafront, and everyday essentials all close at hand, the location supports an easy, outdoors-leaning lifestyle without feeling remote.



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This detached bungalow offers a relaxed and versatile home on the edge of Lowestoft, with generous outdoor space and a layout that adapts easily to different stages of life. Set back from the road with ample parking and a substantial garden, it provides a comfortable base for those seeking a well-balanced property close to the coast.

The ground floor centres around a bright and welcoming living room, a calm everyday living space with a naturally inviting feel. From here, the open-plan kitchen/dining room forms a sociable heart to the home. Its L-shaped layout creates an easy flow between cooking, dining and conversation, making it well suited to both family life and relaxed entertaining. It is equipped with newly installed cabinetry and a full-range of integrated appliances, including a double oven, an induction hob and a fridge/freezer.

A double bedroom on this level offers the convenience of ground-floor sleeping accommodation, ideal for guests or those preferring single-level living. A shower room and a separate bathroom both comprise of modern suites, supported by two useful storage areas that help keep the home organised.



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Upstairs, two further double bedrooms provide peaceful, light-filled spaces. Their proportions and positioning make them well suited to a range of uses, from family bedrooms to guest rooms or dedicated workspaces. With one bedroom downstairs and two above, the layout offers genuine flexibility without feeling over-configured.

The rear garden is a generous, open space that lends itself to outdoor living. A patio sits close to the house for outdoor seating, while the broad lawn stretches out beyond, offering room for play, planting or simply enjoying the outdoors. A selection of outbuildings and a dedicated area for sheds provide excellent scope for hobbies or storage. Double gates at the far end and a personnel door to the garage add practical access options.

To the front, a wide driveway offers comfortable off-street parking for several vehicles, complemented by a double garage that enhances both storage and day-to-day convenience.

This property brings together space, practicality and a gentle sense of ease. With its flexible layout, generous garden and excellent parking, it suits a wide range of buyers looking for a home that supports everyday living without complication.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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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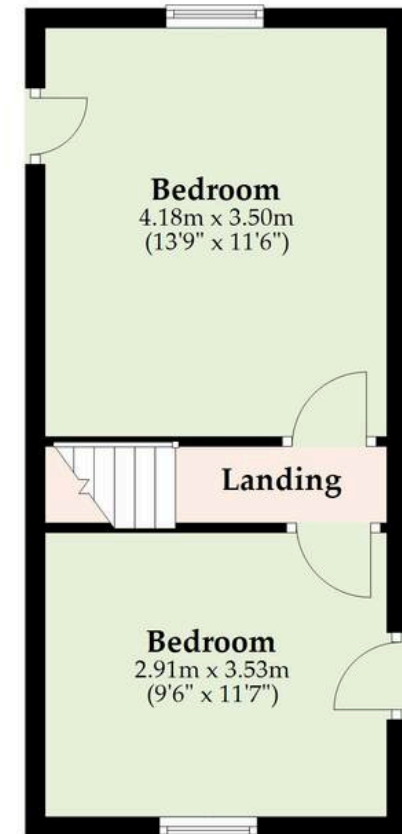
Ground Floor

Approx. 88.4 sq. metres (951.2 sq. feet)



First Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 116.7 sq. metres (1256.2 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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Minors & Brady
Your home, our market

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