



45 Ferndale Avenue, Lowestoft

Lowestoft

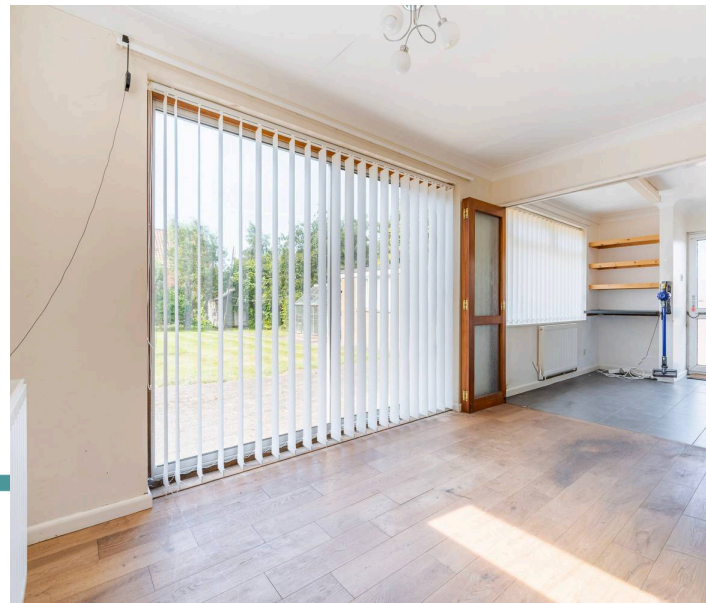


Minors & Brady

45 Ferndale Avenue

Lowestoft

A generous detached home in the coastal town of Lowestoft, offered chain free and providing a flexible layout with clear potential to modernise to your own taste. The property features an open-plan living and dining room with garden views, a practical kitchen and breakfast room, a ground-floor bedroom and study, plus two further doubles upstairs with a first-floor WC. The large rear garden offers space for outdoor dining, gardening and family use, while the brick-weave driveway and detached garage add valuable convenience. A well-located home with strong lifestyle appeal and room to shape your ideal coastal residence.

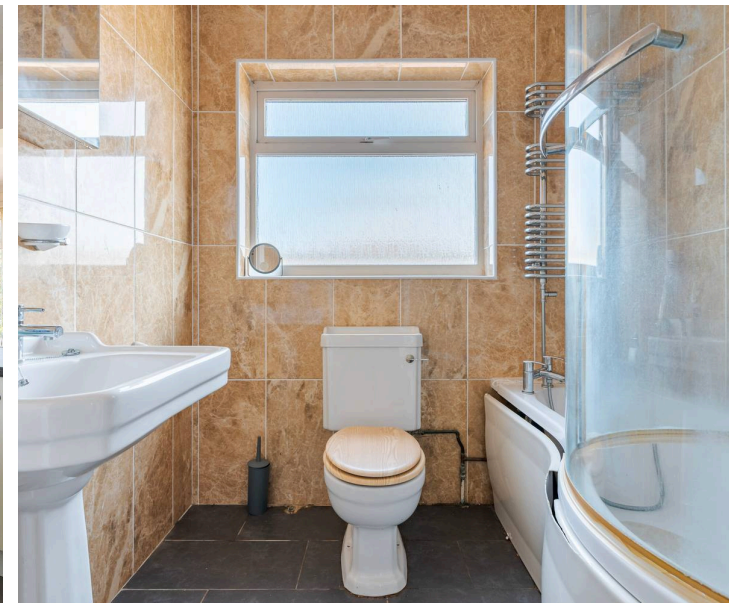


M&B

45 Ferndale Avenue

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- Offered chain free
- Detached residence positioned on a generous-size plot within the coastal town of Lowestoft
- Opportunity to renovate to a modern standard, with spacious and flexible accommodation that can easily adapt to your own preferences
- Open-plan living/dining room filled with natural light from the sliding doors, with internal bi-fold doors that opens into the kitchen
- Kitchen/breakfast room is fitted with cabinetry, a Rangemaster cooker, under-counter appliances and a breakfast bar unit
- Ground-floor bathroom with a modern three-piece suite and a convenient first-floor WC
- Ground-floor bedroom with wardrobes and a flexible study suitable for someone that works from home
- Two first-floor double bedrooms, with eaves storage
- A large, private garden featuring a patio for seating arrangements, a maintained lawn, established shrubbery, a greenhouse and a timber shed
- A brick-weave driveway providing off-road parking for three vehicles, leading up to a single detached garage



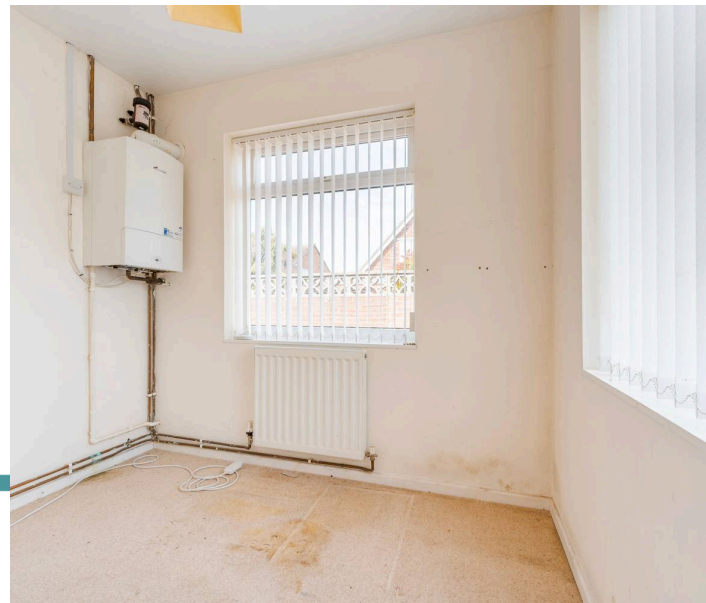
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The Location

Ferndale Avenue sits within a residential pocket of Lowestoft that offers a straightforward, well-connected lifestyle close to the coast. The area places everyday amenities within easy reach, with Asda and Aldi among the nearest supermarkets, and the North Quay Retail Park providing access to national retailers including B&M, The Range and Poundland. Local convenience shopping is close by too, with Co-op and Tesco Express serving the surrounding neighbourhoods.

Families benefit from several nearby schools, including Poplars Primary, Red Oak Primary and Ormiston Denes Academy for older students. Transport links are practical, with regular bus routes running along nearby main roads and Lowestoft Station offering direct rail connections. Living here gives easy access to the seafront, local parks and the wider town, creating a setting suited to relaxed day-to-day living with the coast close enough to enjoy whenever you want.



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A detached residence offered chain free, set on a generous plot within the coastal town of Lowestoft. The home provides a welcoming sense of space from the moment you arrive, with a layout that suits everyday family life while offering clear scope to update and shape to your own preferences.

The porch leads into a broad entrance hall, creating a natural flow through the ground floor. The open-plan living and dining room forms the heart of the home, a bright and comfortable setting for both relaxed evenings and larger gatherings. Sliding doors frame views of the garden, while internal bi-fold doors allow the room to connect with the kitchen when hosting or to remain separate when a quieter atmosphere is preferred.

The kitchen and breakfast room is arranged for practical day-to-day use, fitted with cabinetry, a Rangemaster cooker, under-counter appliances and a breakfast bar that works well for casual meals.

The ground floor also includes a modern bathroom with a three-piece suite, a double bedroom with fitted wardrobes, and a dedicated study, an appealing feature for anyone working from home or needing a private hobby space.

Upstairs, two further double bedrooms offer comfortable proportions and useful eaves storage, accompanied by a first-floor WC.



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The rear garden is a standout feature, providing a generous outdoor environment that supports a range of lifestyles. A patio offers space for seating and outdoor dining, while the lawn, established shrubbery, greenhouse and timber shed create opportunities for gardening, play and seasonal projects.

To the front, a brick-weave driveway accommodates three vehicles and leads to a single detached garage.

Positioned within reach of Lowestoft's coastal amenities, this home presents a strong opportunity to create a modern, personalised residence in a well-connected setting.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

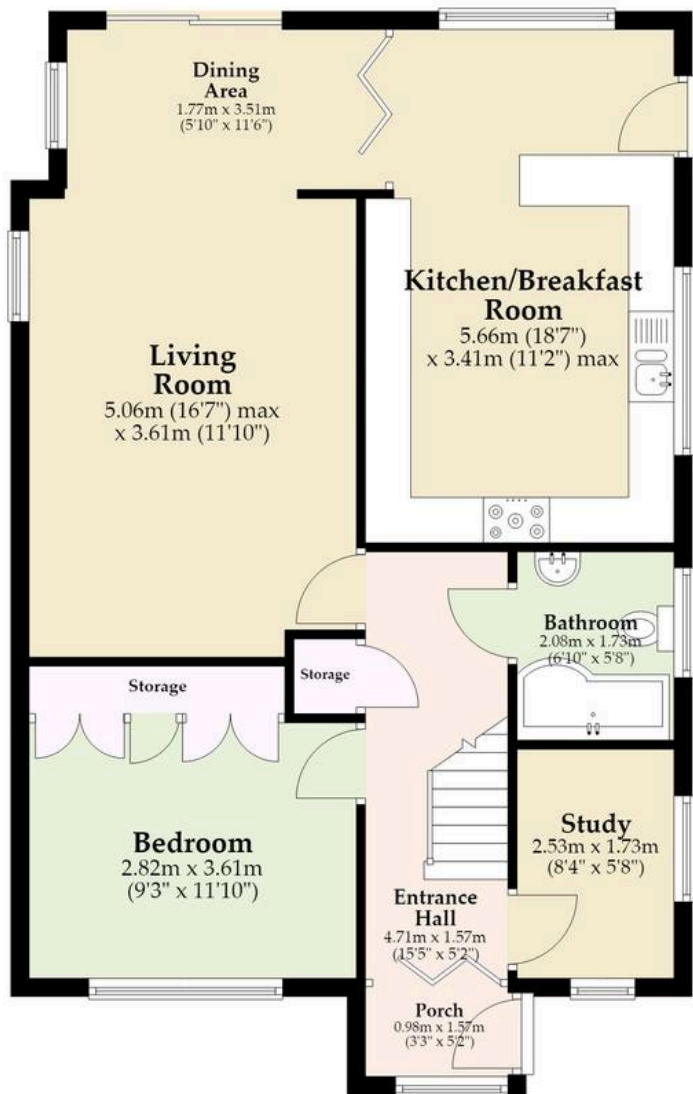
Gas central heating.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(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	

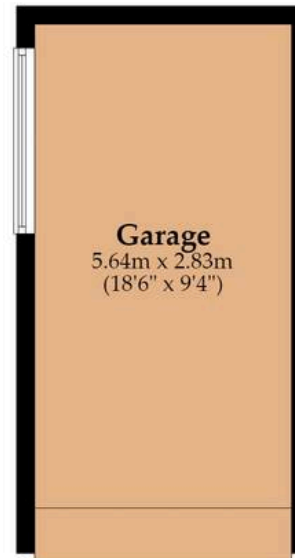
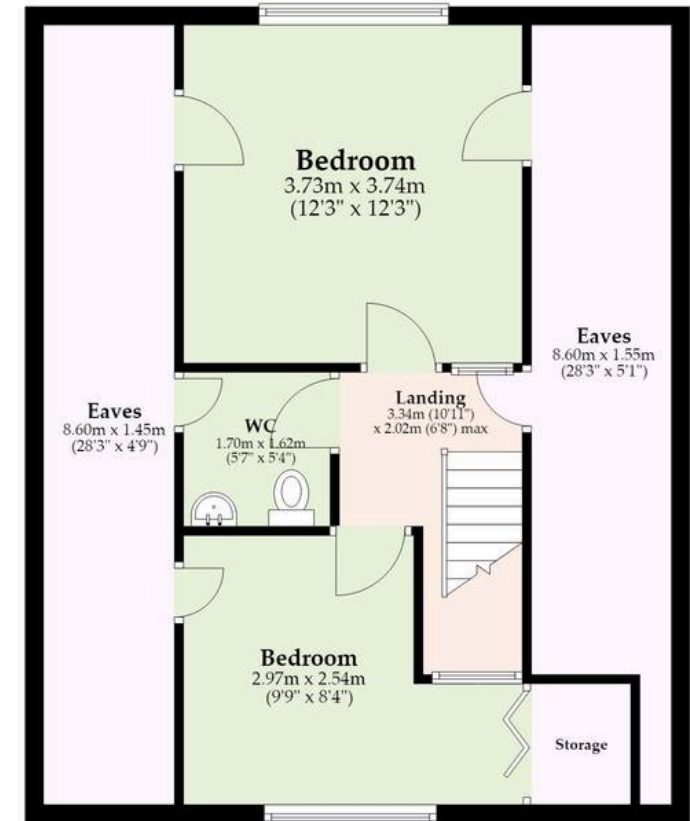
Ground Floor

Approx. 91.4 sq. metres (983.9 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



Total area: approx. 151.0 sq. metres (1625.7 sq. feet)

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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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