



40 Fleetdyke Drive, Lowestoft

Minors & Brady

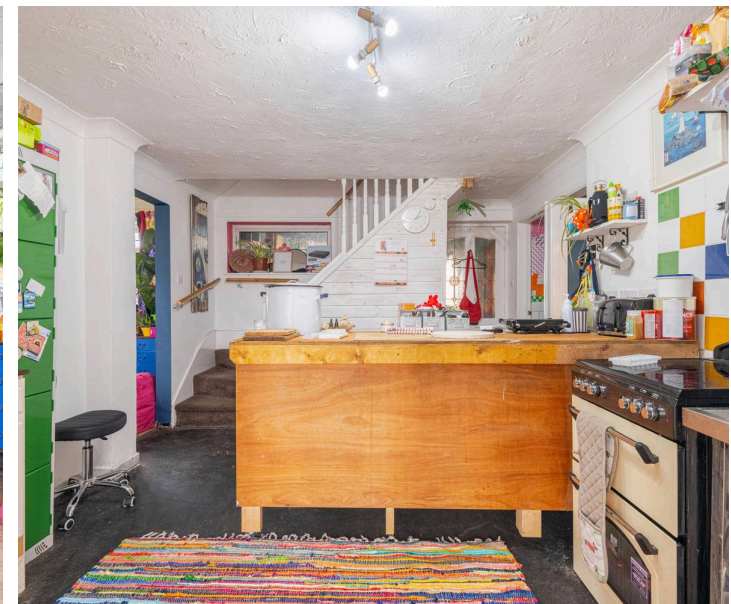


40 Fleetdyke Drive

Lowestoft

With space to adapt, grow and make entirely your own, this substantial family home enjoys an enviable position on one of the area's most popular residential roads. Behind its traditional frontage lies a flexible layout, a wonderful south-facing garden and an abundance of potential, creating an exciting opportunity for those seeking a home that can evolve alongside their lifestyle.

- Detached residence occupying a generous-size plot within the desirable area of Lowestoft
- Excellent potential for modernisation throughout, providing a fantastic opportunity to make the property your own
- Spacious and adaptable five-bedroom accommodation, ideal for growing families
- Ground floor double bedroom offering excellent flexibility for multi-generational living, guests or home working
- Well-proportioned sitting room featuring a charming wood-burning stove
- Separate dining room and dedicated study, suited to modern family lifestyles
- Spacious conservatory enjoying panoramic views across the south-facing garden
- Kitchen offering an exciting opportunity to remodel and create a space tailored to your own taste and requirements
- Practical utility room and ground floor WC enhancing everyday convenience
- South-facing rear garden with established planting, summerhouse and timber storage shed





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The Location

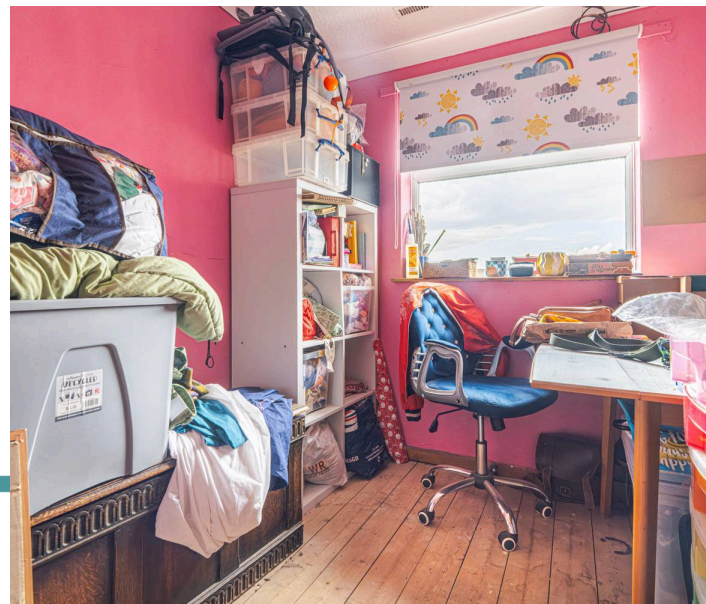
Fleetdyke Drive enjoys a popular residential setting near the desirable Carlton Colville area of Lowestoft, close to the sought-after coastal village of Pakefield. Offering an excellent balance of convenience and lifestyle, the location is particularly favoured by families and professionals, with a wide range of amenities, open spaces, and coastal attractions all within easy reach.

Carlton Colville benefits from an excellent selection of everyday facilities, including supermarkets, convenience stores, healthcare services, schools, and leisure amenities.

The neighbouring village of Pakefield is renowned for its charming coastal character, offering a selection of independent shops, cafés, pubs, and eateries, together with access to an attractive stretch of Suffolk coastline. The award-winning beaches of Lowestoft are also close by, providing miles of sandy shoreline and scenic seafront walks.

For those who enjoy the outdoors, nearby Oulton Broad, one of the gateways to the Norfolk Broads National Park, offers sailing, boating, waterside walks, and a wide range of recreational activities. The surrounding Suffolk countryside further enhances the appeal of the area, with numerous walking and cycling routes to explore.

The area is well positioned for commuters, with convenient road links to Lowestoft, Great Yarmouth, Beccles, and Norwich, while nearby rail services provide connections across the region.





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The accommodation is arranged around a welcoming entrance hall and includes a comfortable sitting room centred around a wood-burning stove, creating a cosy focal point during the cooler months. A separate dining room provides space for family meals and entertaining, while a study offers a useful area for home working or hobbies.

The kitchen is currently fitted with freestanding units and an oven and provides an ideal opportunity for a new owner to design and create a space suited to modern living. A utility room and ground floor WC add further convenience to everyday life.

To the rear of the property, the conservatory enjoys attractive views across the garden and offers a bright and versatile additional reception space, equally suited to relaxing, dining or entertaining whilst enjoying the outlook over the garden throughout the seasons.

Part of the garage has been converted to create a ground floor double bedroom, providing valuable flexibility for multi-generational living, guests, older relatives or those seeking additional workspace from home.

Upstairs, there are four well-proportioned bedrooms served by a family bathroom fitted with a three-piece suite, offering ample accommodation for growing families.



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Outside, the property benefits from off-road parking and an EV charging point.

The rear garden is a particularly appealing feature, enjoying a sunny south-facing aspect and being predominantly laid to lawn with established planting providing interest and colour throughout the year. A summerhouse and timber shed offer useful storage and space to enjoy the garden in a variety of ways.

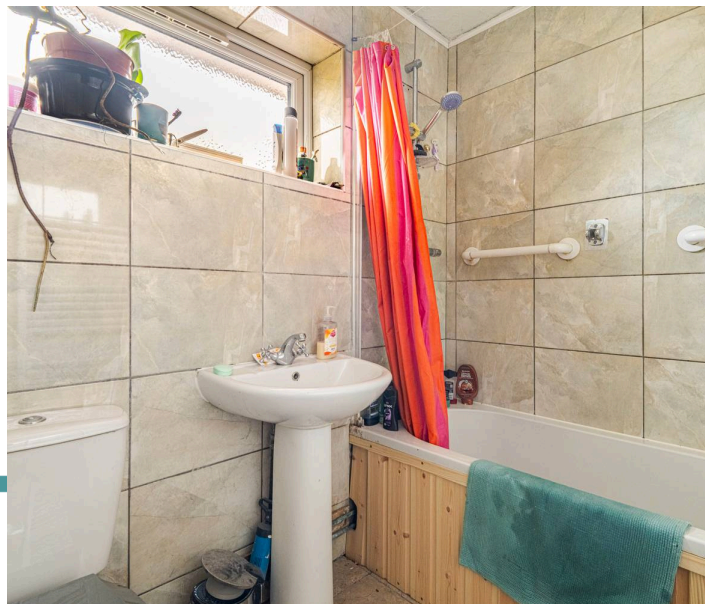
Requiring modernisation throughout, this is a home with genuine potential. Its generous accommodation, flexible layout, desirable setting and attractive south-facing garden make it an excellent opportunity for buyers looking to put their own stamp on a property and create a home to suit their lifestyle for years to come.

Agents Notes

Freehold.

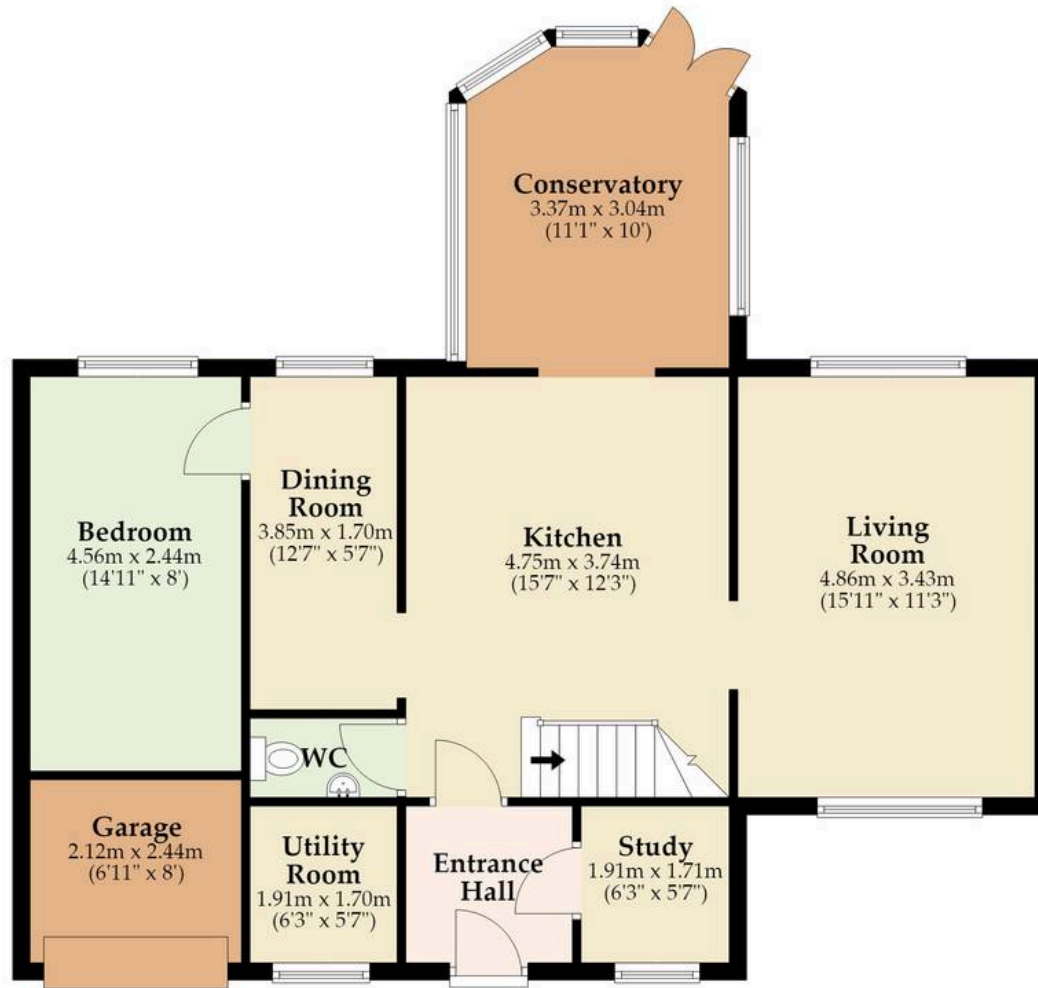
Connected to mains water, electricity, gas and drainage.

Gas central heating system.



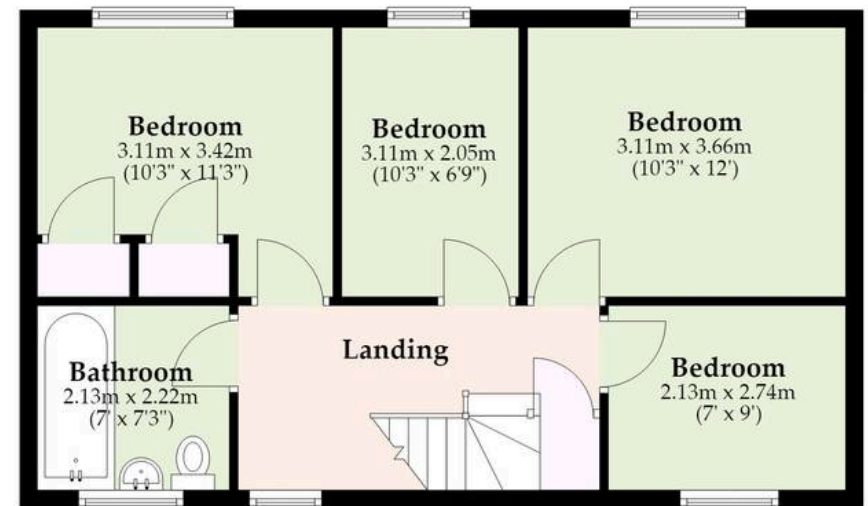
Ground Floor

Approx. 83.3 sq. metres (896.6 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



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Total area: approx. 133.2 sq. metres (1433.5 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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