

36 Gloucester Avenue, Lowestoft

Minors & Brady

36 Gloucester Avenue

Lowestoft

Enjoying a sought-after position within the coastal town of Lowestoft, this renovated detached bungalow offers stylish single-storey living that is ready to be enjoyed from day one. Thoughtfully updated throughout, the property features a bright and welcoming living room, a well-appointed kitchen/breakfast room with French doors to the garden, two double bedrooms and a modern shower room. Outside, a private and well-maintained garden provides excellent outdoor space with a decked seating area, lawn, vegetable beds and greenhouse, while a brick-weave driveway and garage add further practicality. Ideal for those seeking a low-maintenance home in a convenient location, this impressive bungalow is perfectly suited to modern living.

The Location

Gloucester Avenue occupies a convenient residential position within the north-western area of Lowestoft, well placed for access to everyday amenities, schooling and the wider attractions of the Suffolk coast. The location is particularly well suited to families, professionals and those seeking a balance between town convenience and outdoor leisure.

A strong selection of amenities can be found nearby, including the local convenience store on Snape Drive, providing easy access to everyday essentials. Larger shopping facilities are readily available, with Aldi and Tesco supermarkets both within easy reach, alongside North Quay Retail Park, which offers a variety of national retailers and services. Lowestoft town centre further expands the choice of shops, cafés, restaurants and professional services, while healthcare facilities, pharmacies and leisure amenities are conveniently located across the town. Residents also benefit from access to gyms, sports clubs and community facilities, catering to a wide range of interests and lifestyles.

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LOVE

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For families, the area is well served by educational provision. Woods Loke Primary School is situated nearby, making the location particularly appealing for those with younger children. A selection of additional primary and secondary schools can be found throughout Lowestoft, alongside further education opportunities at East Coast College. The availability of schooling within the local area contributes to the neighbourhood's appeal as a long-term place to live and establish roots.

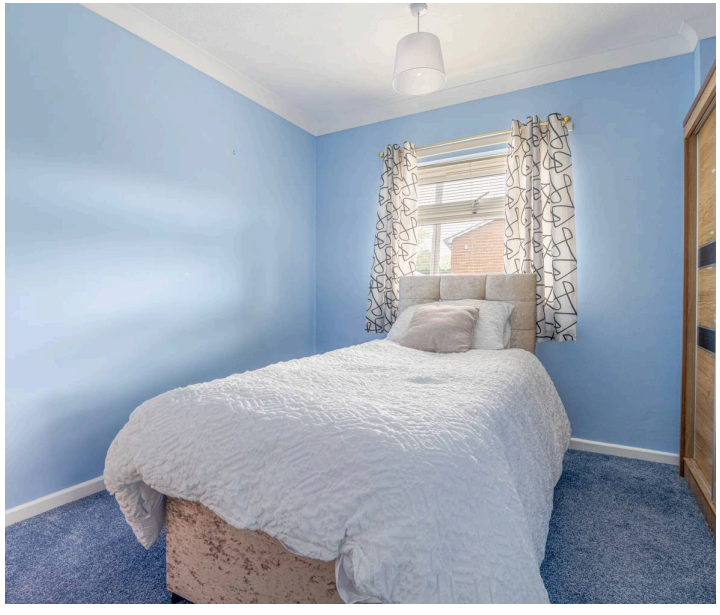
The location enjoys strong transport connections, with the A12 providing routes south towards Ipswich and connections to the wider Suffolk road network, while the nearby A47 links Lowestoft with Great Yarmouth and Norwich. Lowestoft railway station offers direct services to Norwich, connecting with national rail routes beyond. Local bus services operate throughout the town and neighbouring communities, providing convenient public transport options for commuters, students and visitors alike.

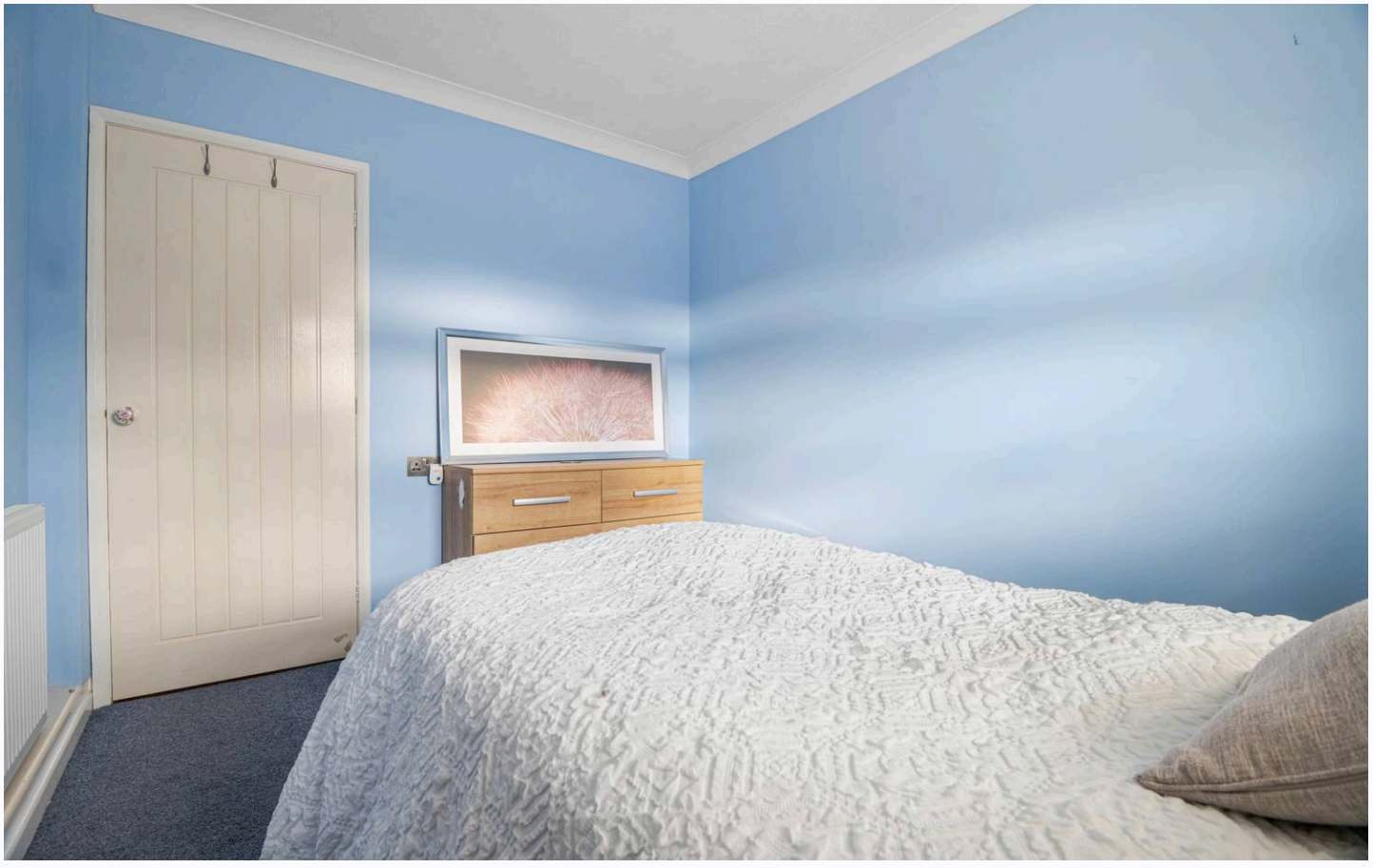
Beyond its practical advantages, Gloucester Avenue is well positioned for enjoying the area's natural surroundings. Lowestoft's sandy beaches, seafront promenades and coastal attractions are easily accessible, while nearby Oulton Broad offers sailing, waterside dining and scenic walking routes as part of the Broads National Park. Residents can also enjoy day trips to destinations such as Southwold, Beccles and Great Yarmouth, each offering their own mix of heritage, leisure and coastal appeal.

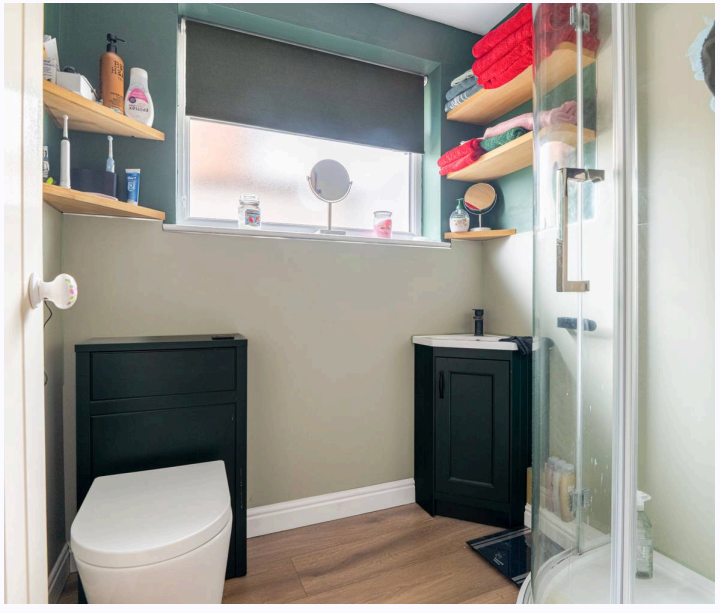
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Upon entering, a practical porch offers the perfect space for coats, shoes and everyday essentials, helping to keep the main living accommodation organised and clutter-free. This useful addition provides a welcoming transition into the home and enhances its functionality for modern living.

From the entrance, you are guided into the principal reception space, a comfortable and well-presented living room flooded with natural light from large windows. Thoughtfully designed to accommodate both day-to-day family life and entertaining guests, this inviting room offers a warm and welcoming atmosphere.

The kitchen/breakfast room forms the heart of the home, offering a practical layout alongside direct access to the garden. Fitted with a range of units providing useful storage, the space also includes a freestanding oven, sink and drainer, together with designated areas for additional household appliances. There is ample room for a breakfast table, creating a sociable setting for casual dining and everyday gatherings. French doors enhance the sense of space and connection to the outdoors while allowing natural light to pour into the room. During the warmer months, the doors can be opened to extend the living area onto the garden, making it particularly well-suited to entertaining family and friends.

The bungalow benefits from two generously sized double bedrooms, both offering comfortable and versatile accommodation. Positioned to provide privacy and flexibility, these rooms can easily cater to a variety of requirements, whether utilised as bedrooms, guest accommodation, a dressing room or a dedicated home office.

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Serving the bedrooms is a modern shower room fitted with a three-piece suite. The space has been designed to provide convenience and ease of maintenance while delivering all the essentials expected of a modern home.

Externally, the rear garden has been carefully maintained and offers a wonderful outdoor environment for both keen gardeners and those looking to enjoy outdoor relaxation. A decked terrace provides an ideal setting for seating and al fresco dining, while the lawn creates space for recreation and enjoyment throughout the seasons. Established vegetable beds present an excellent opportunity for home growing, complemented by a greenhouse for gardening enthusiasts. The timber shed provides valuable storage for tools and equipment, while mature hedging enhances privacy and creates an attractive backdrop to the garden.

To the front, the brick-weave driveway provides ample off-road parking and leads to a single garage. The garage offers useful storage space, ideal for bicycles, gardening equipment and household items, further enhancing the practicality of the property.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

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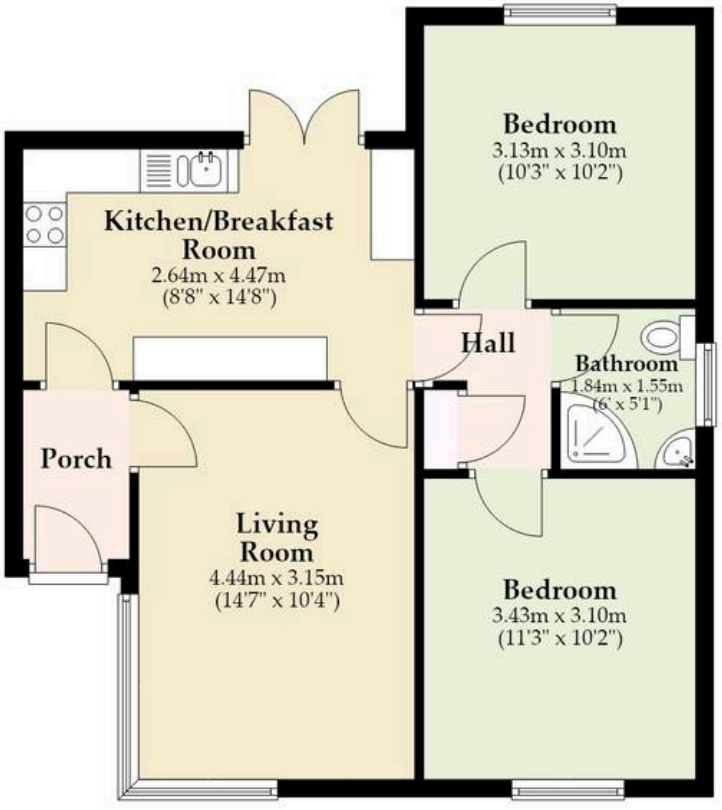






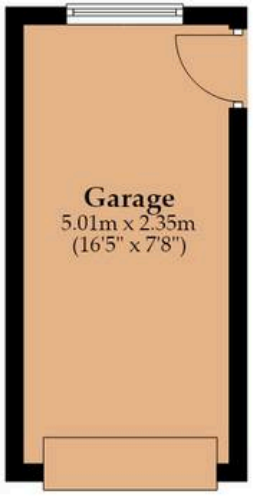
Ground Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



Garage

Approx. 11.8 sq. metres (126.5 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 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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