



Longden Avenue, Lowestoft - NR32 3BX

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HYBRID ESTATE AGENTS



Longden Avenue

Lowestoft

Occupying a DOUBLE PLOT, this generously sized DETACHED BUNGALOW offers space and quality in abundance. With a private GATED ACCESS with intercom and a 0.15 ACRE PLOT (stms), this spacious home boasts HIGH QUALITY fixtures and fittings throughout, including wood effect Amtico flooring and bespoke built storage spaces. A SEPARATE dining room sits across the hall from the sitting room, with a feature WOOD BURNER and a bright DUAL ASPECT, kitchen with INTEGRATED APPLIANCES leading into the UTILITY ROOM with a FOUR PIECE FAMILY BATHROOM - all serving FOUR BEDROOMS. The front and rear gardens are offered in a low maintenance style, attractively presented with colourful borders and PRIVACY.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Bungalow
- Double Plot Approx. 0.15 Acres (stms)
- Over 1300 Sq. ft of Internal Space (stms)
- 17' Sitting Room with Wood Burner
- Kitchen with Fitted Appliances
- Four Bedrooms
- Gated Driveway & Garage
- Private Rear Garden

The property is located on the edge of Oulton Broad with the town of Lowestoft adjacent. Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

SETTING THE SCENE

Tall timber fences to the front and an iron electric gate with intercom system creates privacy and security leading into a large brick weave and hardstanding driveway suitable for parking of multiple vehicles with a low maintenance artificial lawn to your left potentially which could be purposed for additional parking if preferred.



Colourful hedges and borders dot the garden with a patio seating area towards the front, whilst the garage can also be accessed from the front with external power points mounted on the wall and offering an electric roller door to the front.

THE GRAND TOUR

Stepping indoors, you are first met with the central hallway granting access to all parts of the living accommodation with wooden Karndean flooring laid underfoot and handy storage cupboard to your right. Continuing right, you will find yourself within the kitchen area fitted with a wall and base mounted storage and square edge work surfaces giving way to integrated appliances including a hob with extraction above and dual eye level ovens, plumbing for a dishwasher and American style fridge/freezer while still leaving space for a breakfast table. Through from here is the utility room with additional storage and inset stainless steel sink with access into the rear garden, this space also offers additional space for a tumble dryer and washing machine. Heading further down the hallway in the opposite direction, you will find yourself coming across the sitting room with a beautiful dual aspect allowing natural light to flood into this room with open floor space conducive to a choice in potential layouts offering a wood burner mounted in a feature red brick fireplace complete with solid wood mantle and slate hearth, and Amtico flooring underfoot. Adjacent sits the separate dining room with similar matching flooring laid underfoot and bespoke built in storage units housing the gas boiler and media capabilities with a large uPVC double glazed window into the rear garden complete with plantation blinds. The first of the double bedrooms is located just through from here, again with a wonderful dual aspect with and plantation blinds mounted in the windows with radiator just below and carpeted flooring underfoot. Towards the end of the hallway you are able to access three further bedrooms as well as the four piece family bathroom suite with tiled walls and flooring.

Within the suite you will also find a corner shower unit with dual shower heads and rainfall shower plus a wall mounted heated towel rail. The larger of the remaining bedrooms comes to the right of this hallway with views into the rear garden and large carpeted flooring space able to comfortably fit a large bed and additional storage units whilst another double bed comes at the opposite side of the property with a front facing aspect again leaving more than enough room for a large double bed and additional storage solutions. The smaller of the four bedrooms is located next to the bathroom, currently housing a single bed with side facing window, this room could easily be used as a study or nursery if preferred.

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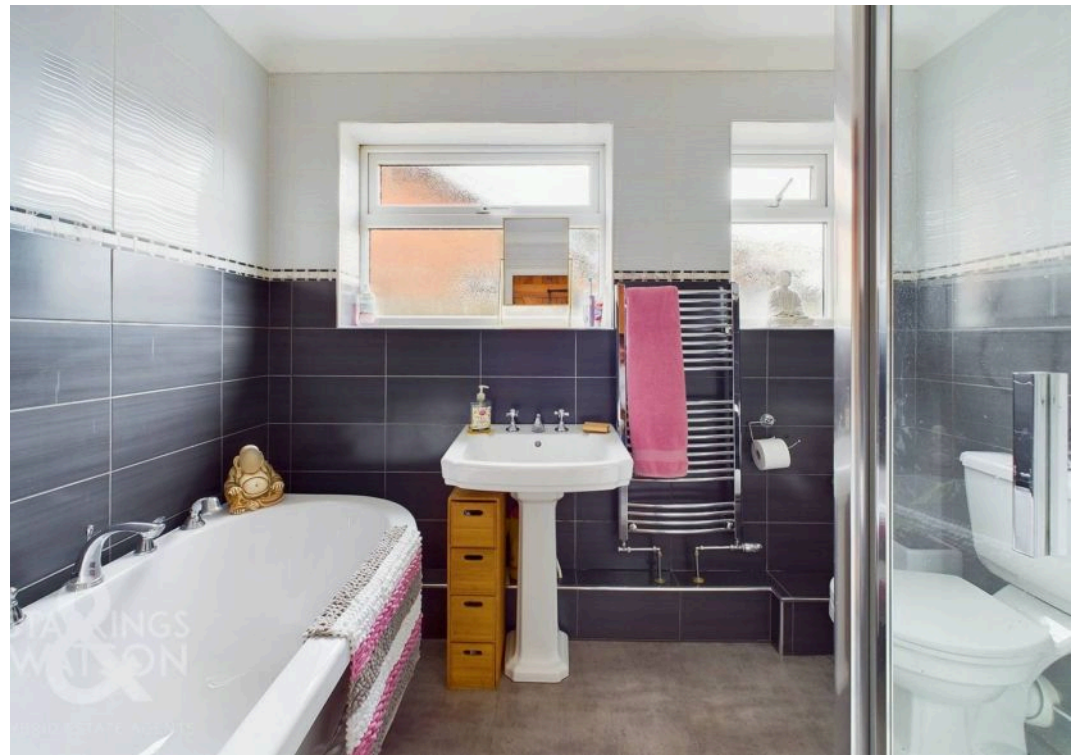
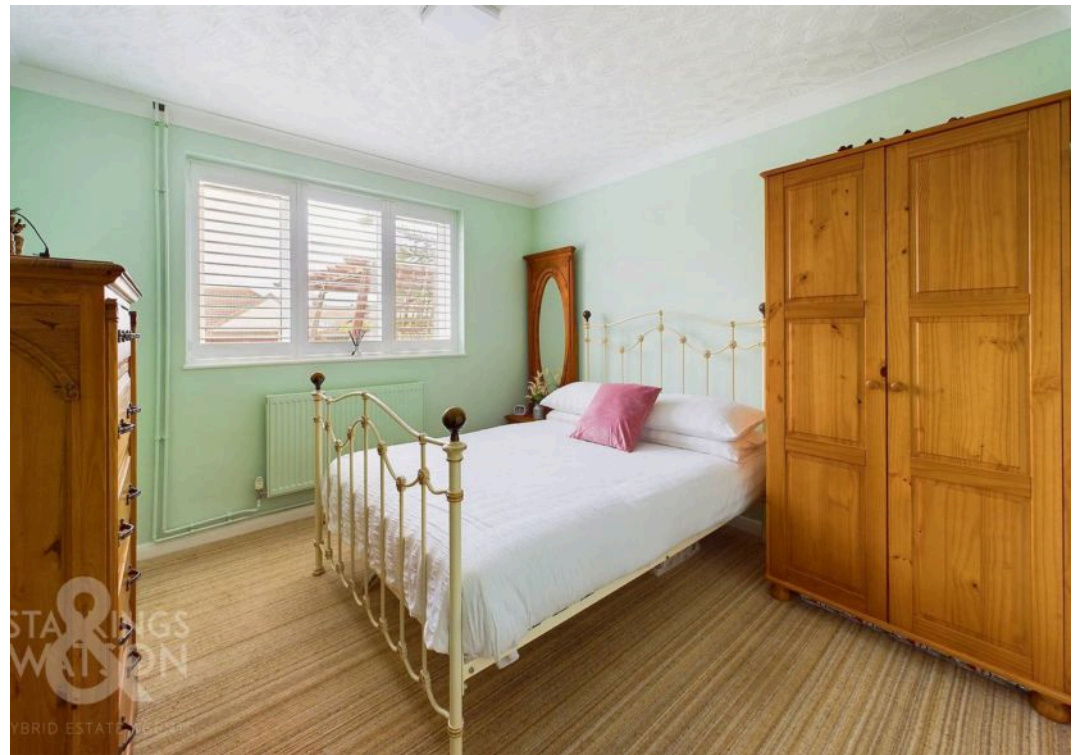
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is offered in a low maintenance state and exiting via the door found within the hallway you will find yourself in a quiet corner of the garden complete with a brick weave patio seating area and raised pond. There is also a timber built summer house on a raised platform leading into the rear garden with multiple colourful planting beds and borders, shingle planting spaces, a variety of fruit trees and lawned garden all complementing the space on offer. With the addition of a timber storage shed in the corner and access into the storage within the summer house this versatile space also offers privacy.





Approximate total area⁽¹⁾

1324.72 ft²
123.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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