



## 61 Orford Drive, Lowestoft

OIRO £240,000 Freehold

This delightful 2-bedroom detached bungalow, nestled in a sought-after location, offers a unique opportunity for those seeking a property where they can truly make their mark. The property is chain-free, presenting a clean slate for personalisation and value addition in a desirable location with convenient access to local amenities and excellent transport links.

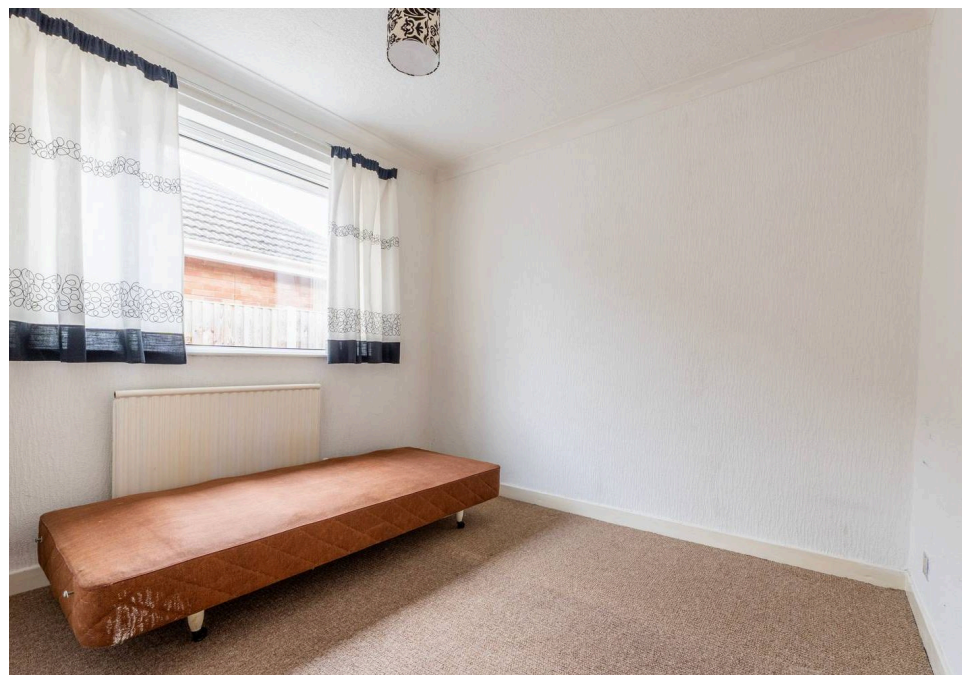
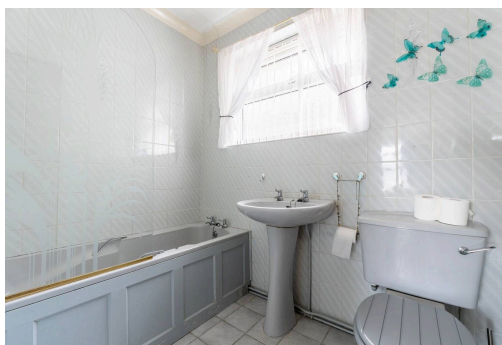
## Location

Located in the sought-after area of Oulton Broad, Orford Drive, Lowestoft offers an excellent balance of convenience and lifestyle. Just a short distance from the picturesque Oulton Broad, one of the gateways to the Norfolk Broads, this location is perfect for those who enjoy scenic walks, boating, and outdoor leisure activities. The property benefits from close proximity to local amenities, including shops, cafes, and reputable schools, making it ideal for families and professionals alike. Lowestoft's **stunning coastline** is only a short drive away, offering beautiful beaches and seaside attractions for days out. Excellent transport links, including the nearby **Lowestoft and Oulton Broad North train stations**, provide easy access to Norwich and beyond, making this an attractive spot for commuters. With a welcoming community feel and all essentials close at hand, Orford Drive combines comfort, convenience, and natural beauty.



## Orford Drive

Positioned on a generous corner plot, this home boasts well-proportioned living spaces and a private low-maintenance garden, offering a tranquil retreat from the hustle and bustle of everyday life. Upon entering the property through the entrance porch into the hallway, you'll find the well-appointed kitchen with ample storage space and a layout that is ideal for meal prep.



The kitchen features sliding doors that seamlessly lead to the private garden, inviting natural light to illuminate the space.

The property further unfolds to reveal a spacious lounge/diner with a charming exposed fireplace. The lounge effortlessly flows into a light-filled conservatory with large windows, creating a seamless connection between indoor and outdoor living spaces. The accommodation also includes two well-sized bedrooms, along with a family bathroom and an additional storage cupboard for added convenience.

Outside, the rear garden presents a blank canvas for gardening enthusiasts, offering the potential to create your dream space. The garden also features an outbuilding, providing additional storage space for tools or equipment. To the front of the property, a small garden complements the driveway and single garage, which offers off-road parking and further adds to the convenience of this charming residence.

### Agent notes

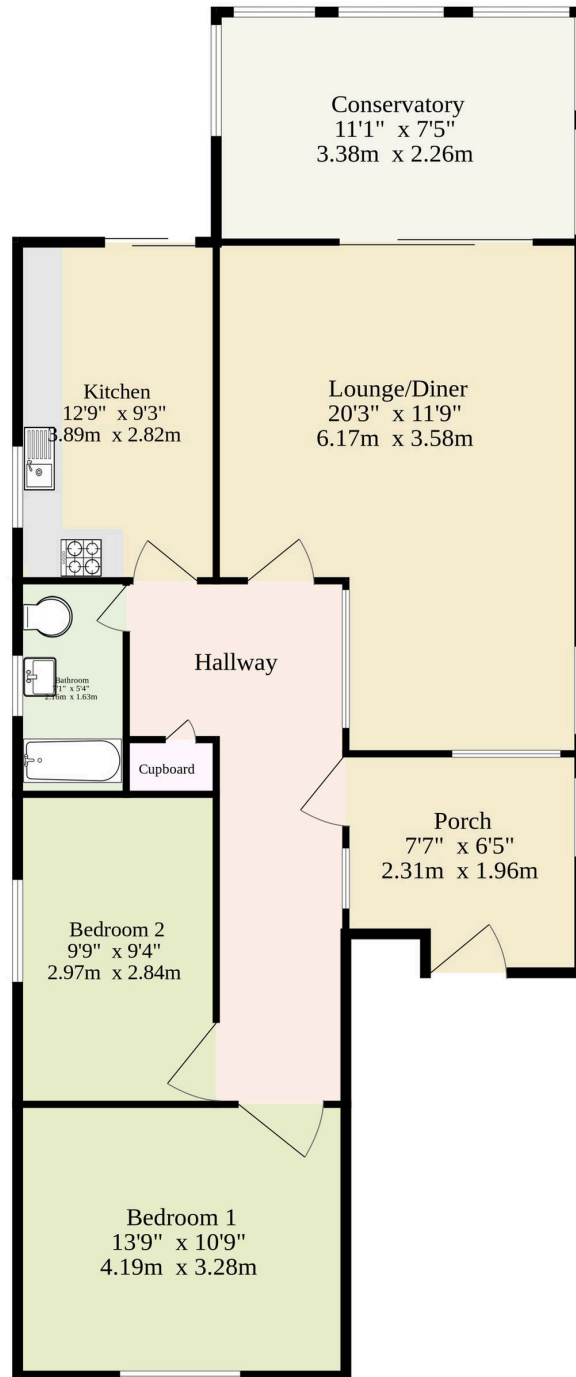
We understand the property will be sold freehold, connected to all main services.

Council Tax band: C

Tenure: Freehold



Ground Floor  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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.

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