



14 Ferndale Avenue, Lowestoft  
Lowestoft



Minors & Brady

# 14 Ferndale Avenue

Lowestoft, Lowestoft

Welcome to this delightful detached bungalow in the heart of Lowestoft, perfectly suited for those seeking comfort, convenience, and a slower pace of life. With its bright, single-storey layout, spacious conservatory, two double bedrooms, and beautifully maintained private garden, this home provides the ideal setting for downsizers or anyone seeking relaxed, low-maintenance living near the coast. A resin driveway, garage, and charming interiors complete the picture, making this a move-in-ready opportunity that is truly inviting.



**M&B**

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Lowestoft, Lowestoft

- Charming detached bungalow in the coastal town of Lowestoft
- Suitable for someone looking to downsize, or if you require a single-floor layout
- Well-presented sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an integrated double oven, an electric ceramic hob and under-counter areas for your laundry appliances
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home
- Two double bedrooms and a shower room
- Well-maintained and private garden, featuring a patio area, a laid to lawn, a timber storage shed, a summerhouse and a greenhouse
- Resin driveway providing ample off-road parking and a garage for storage options
- Close to local shops, healthcare facilities, transport links and the coast

Council Tax band: B

Tenure: Freehold



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## Location

Ferndale Avenue is a quiet, residential street located in the northern part of Lowestoft, Suffolk, within the suburb of Gunton. While Ferndale Avenue itself is residential, everyday shopping needs are well catered for within walking or short driving distance. Nearby shopping areas include a convenience store on Hollingsworth Road and larger retail options such as the Tesco Extra on Leisure Way. The Lowestoft North Retail Park is also nearby, offering a range of outlets including Aldi, Halfords, and The Range. For more varied shopping, the town centre of Lowestoft is just a few minutes' drive away and hosts national retailers, banks, cafés, and restaurants.

The area is well served for healthcare. GP surgeries such as The Rosedale Surgery and Kirkley Mill Health Centre are within easy reach. Several local pharmacies are available nearby, including branches of Boots and independent chemists. Dental practices and opticians are also situated within a short drive. For hospital care, James Paget University Hospital is the nearest major facility, located in nearby Gorleston, approximately 15–20 minutes by car.



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Inside, the sitting room is well-presented and thoughtfully arranged, highlighted by a decorative feature fireplace that provides a cosy focal point, perfect for both everyday relaxation and informal entertaining. The adjoining kitchen is well-equipped with a combination of wall and base cabinetry, an integrated double oven, an electric ceramic hob, and designated under-counter spaces for laundry appliances, making it as practical as it is stylish. A standout feature of the home is the light-filled conservatory, which extends the reception space and allows you to enjoy the garden views all year round, blending indoor comfort with an outdoor atmosphere.

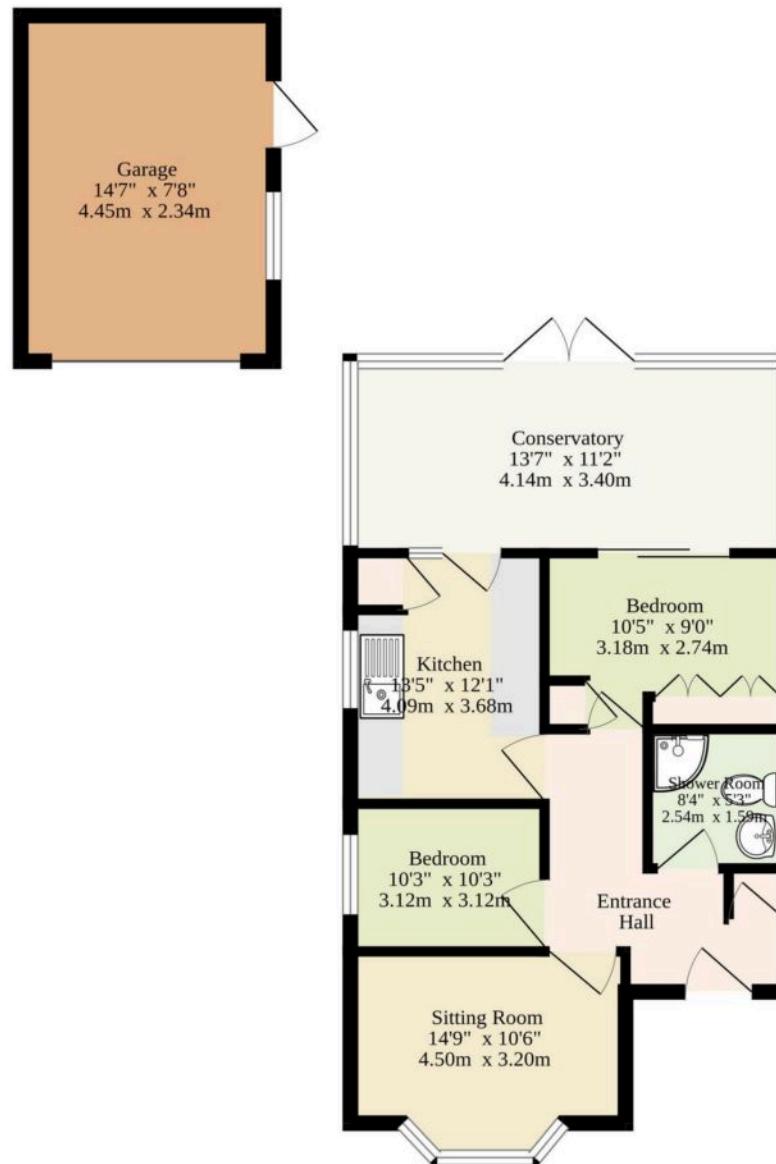
The property offers two double bedrooms, both generous in size and offering quiet, comfortable spaces to relax at the end of the day. A well-appointed shower room adds to the home's convenience, catering to modern living with ease and accessibility.

Step outside into a well-maintained and private garden, where you'll find a combination of a laid to lawn, a sun-drenched patio area, and a variety of garden structures including a timber shed, a summerhouse, and a greenhouse - ideal for anyone with green fingers or a love for outdoor hobbies. The garden has been lovingly cared for and is designed to be enjoyed with minimal upkeep.

To the front, a resin driveway provides ample off-road parking, and the presence of a garage adds further storage options or room for a small workshop.



**Ground Floor**  
994 sq.ft. (92.3 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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## Minors & Brady

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