

£260,000
Asking Price



Lyngate Avenue

Lowestoft, NR33 9JD

- Two-bedroom detached bungalow
- CHAIN FREE
- Spacious sitting room/diner
- Well-proportioned kitchen
- Driveway with off-road parking
- Private rear garden
- Opportunity to put your own stamp on it!
- Garage with additional access from the rear garden
- Decorative front planter and storm porch entrance
- Close to local shops and amenities





Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance porch

1.65m x 1.12m

Entrance door to the side aspect, UPVC double glazed obscure window to the front, tile flooring throughout, a radiator, storage cupboard and a door opens to the sitting room.

Sitting room

5.71m x 3.81m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, X2 radiators, feature fireplace, a door opening to the rear hall and an opening to the dining room.



Dining room

2.93m x 2.40m

UPVC double glazed obscure window to the side aspect, carpet flooring throughout, a radiator and a door opens to the kitchen.

Kitchen

4.79m x 2.76m

UPVC double glazed windows to the rear and side aspects, tile flooring throughout, tiled walls, units above and below, laminate work surfaces, sink with drainer, integrated hob with extractor fan and a double oven, spaces for a fridge/ freezer, washing machine, a cupboard houses the gas boiler and a door opens to the rear garden.



Rear hall

Tile flooring throughout and doors opening to the shower room and bedrooms 1-2.



Shower room

2.08m x 1.68m

UPVC double glazed obscure window to the rear aspect, tile flooring throughout, shower with a glass screen, pedestal wash basin, toilet and a heated towel rail.

Bedroom 1

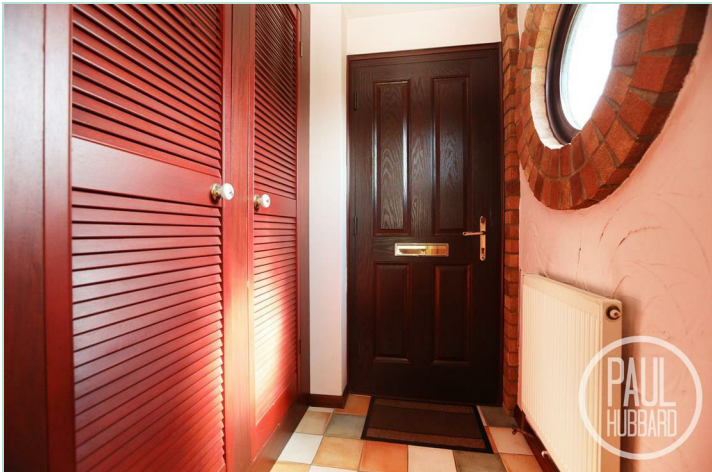
3.64m x 2.73m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, built in wardrobes, storage cupboard and a radiator.

Bedroom 2

3.46m x 2.71m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a built in unit.



Outside

To the front, the property offers a decorative planter filled with a selection of plants and shrubs, adding curb appeal and greenery. A driveway provides off-road parking and leads to garage access, while a pathway guides you to the main entrance door, which is sheltered by a storm porch for added protection from the elements.



To the rear, the property features a neatly presented garden with a fenced surround, offering both privacy and security. The space includes a stylish patio area, a well-kept artificial lawn, and a charming stone area, all complemented by decorative planters and a variety of plants, trees, and shrubs. Additional features include a summer house, gated access to the side, and access to the garage, making this outdoor space both functional and visually appealing.

Garage (8.9m x 2.8m)

Light and power with up and over door.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
Council Tax Band: C
EPC Rating:
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LYNGATE AVENUE
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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.
Made with Metropix ©2025

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements