

£440,000
Guide Price



Magdalen Close

Lowestoft, NR32 4TP

- Detached bungalow in a sought-after location
- Spacious and versatile accommodation throughout
- Generous lounge with excellent natural light
- Modern fitted kitchen with ample storage
- Well-proportioned bedrooms
- Contemporary family bathroom
- Double garage and extensive off-road parking
- Beautifully maintained, private rear garden
- Outdoor lighting, power and water supply
- No overlooking neighbours, offering a high degree of privacy





Location - Lowestoft

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 breathtaking 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 Hall

UPVC double glazed obscure window & door to the front aspect, fitted carpet, recessed door mat, radiator and doors opening to the internal rooms & a storage cupboard.

Cloakroom

1.40 x 0.89

Tile flooring, extractor fan with light, radiator, toilet, wall mounted wash basin with mixer tap and tile splash backs.



Utility Room

2.45 x 2.41

Tile flooring, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for an American style fridge-freezer, washing machine & tumble dryer, space for storage and a door opens to the double garage.

Bedroom 4/ Sitting Room

4.91 x 3.15

Currently utilised as an additional sitting room, would also make perfect use as a bedroom. Featuring fitted carpet, UPVC double glazed windows, spotlights, radiator and UPVC French doors opening to the rear garden.

Bedroom 1

5.32 max x 3.09 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, spotlights and doors opening to a walk-in wardrobe & ensuite shower room.





En-suite Shower Room

1.60 x 1.60

Tiled floors & walls, UPVC double glazed obscure window to the rear aspect, extractor fan, spotlights, heated towel rail, toilet, wash basin set into a vanity into with a mixer tap, mains fed shower with both handheld & rainfall heads set into a cubicle enclosure and aqua board wall panels.

Walk-in Wardrobe

2.14 x 1.18

A spacious wardrobe with spotlights, fitted shelving, rails and loft access.



Lounge/ Diner

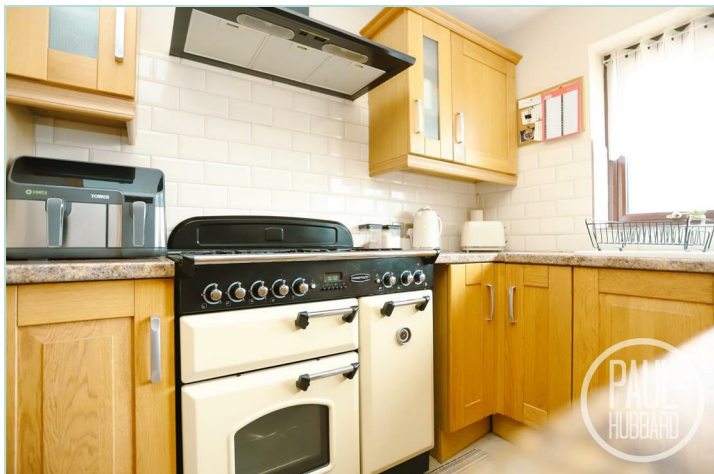
6.84 max x 5.00 max

Fitted carpet, x3 dual aspect UPVC double glazed windows, x3 radiators, multi-fuel burner and a door opens into the kitchen.

Kitchen

3.46 max x 3.38 max

Karndean tile flooring, UPVC double glazed windows to the side aspect, spotlights, brand new gas boiler march 2026 (10 year warranty), units above & below, laminate work surfaces, tile splash backs, vertical radiator, integrated fridge-freezer, dishwasher & wine cooler, Rangemaster oven with 5 ring gas hob (included in sale), built-in extractor hood, inset ceramic sink & drainer and a central island with a granite work surface.



Further Hallway

Fitted carpet, spotlights, loft access (a good size space with a pull down ladder, insulation & is partially boarded), airing cupboard (housing the water cylinder) and doors opening further internal rooms.

Bedroom 2

3.48 x 3.74

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe with sliding doors.

Home Office/ Bedroom

2.67 x 2.95

Currently utilised as a home office, this versatile room could also be considered a bedroom, (ventilation would need installing), sky light, fitted carpet, radiator and a built-in wardrobe with sliding doors.

Bedroom 3

3.46 x 2.97

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe with sliding doors.







Wet Room

2.94 max x 2.38 max

Sloped vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, pedestal wash basin with mixer tap, mains-fed shower, extractor fan with light and tiled walls.

Outside

To the front, the property features a well-maintained lawn and a brick-weave driveway providing off-road parking for multiple vehicles, leading to the double garage. Steps rise to the main front entrance, while gated side access on both sides of the property provides convenient entry to the rear garden.



The rear garden is predominantly laid to lawn with neatly planted borders and a patio area, ideal for outdoor dining and entertaining. Additional features include an outdoor tap, external power sockets, and lighting. There is useful storage space on both sides of the property for bins and logs. The garden enjoys a high degree of privacy, is not overlooked, and is fully enclosed by panel fencing, making it perfect for families and those seeking a secluded outdoor space.

Garage

5.40 max x 5.44 max

A generously sized garage featuring two newly fitted electric roller doors (installed April 2026) to the front aspect, consumer unit, fitted workbench, ample space for vehicle parking and additional storage, together with lighting and numerous power sockets.

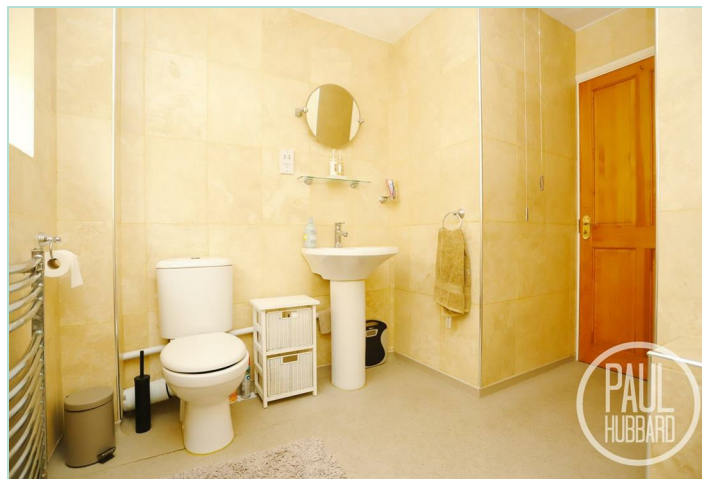
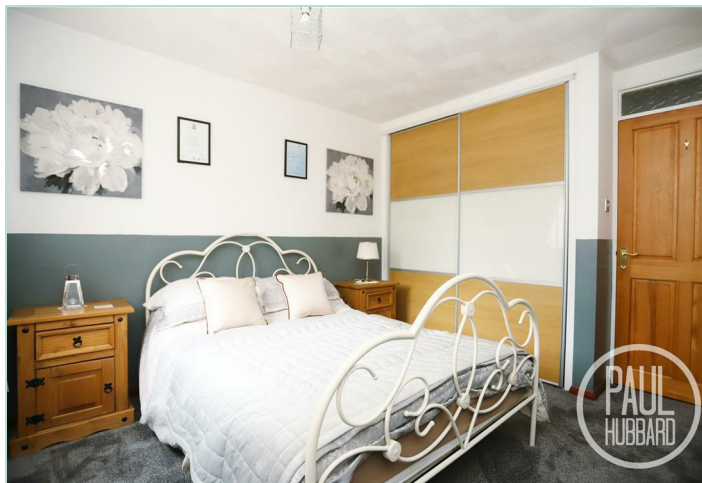


Financial Services

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

MAGDALEN CLOSE



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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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