



40 Pound Farm Drive, Lowestoft

Offers Over £315,000

40 Pound Farm Drive

Lowestoft

Explore this charming detached bungalow, sat on a generous sized corner plot. Located in the seaside town of Lowestoft, in close proximity to all local amenities and natural surroundings. It is an amazing opportunity for those seeking a residence brimming with potential. With its flexible layout, annexe accommodation, and generous outdoor space, this property offers a canvas for creating a truly personalised and comfortable home.

LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





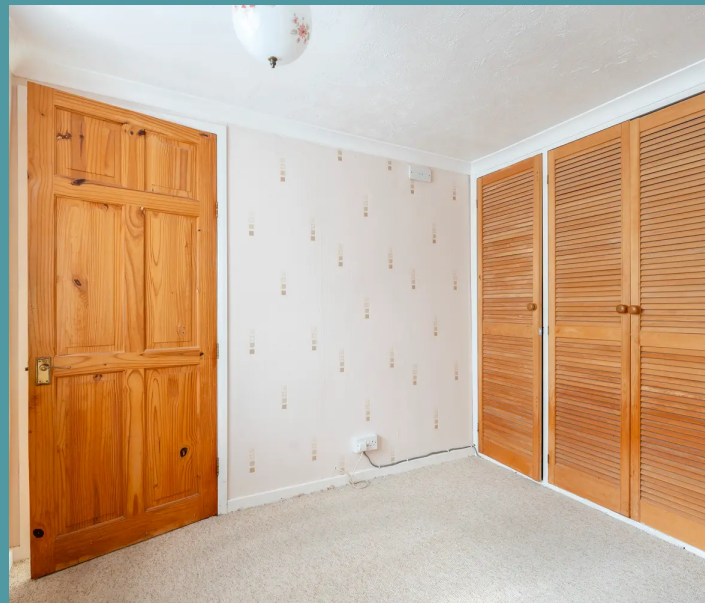
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Step inside where you are instantly greeted by a welcoming entrance hall. Positioned at the front of the property is a spacious sitting room, where you can showcase your comfortable furniture. The kitchen is well-equipped with fitted units and integrated appliances to be able to cook your favourite meals. Offering ample amount of storage space and under-counter areas for your laundry essentials. Additionally, the conservatory is ideal for your additional seating arrangements, to enjoy the outdoors whilst in the comfort of your own home.

This bungalow also benefits from an annexe, offering separate accommodation, perfect for extended family, rental income, or private work spaces. It consists of a comfortable sitting room, fitted kitchen, a conservatory, bathroom and bedroom.

At the front of the property is a driveway providing off-road parking for all family members and visitors. Towards the rear you will discover a sizeable garden that can be separated if required. It is primarily laid to lawn, with various patio areas for your outdoor furniture. Featuring summerhouses and a storage shed. Overall, this garden is fully enclosed so you can enjoy in seclusion.



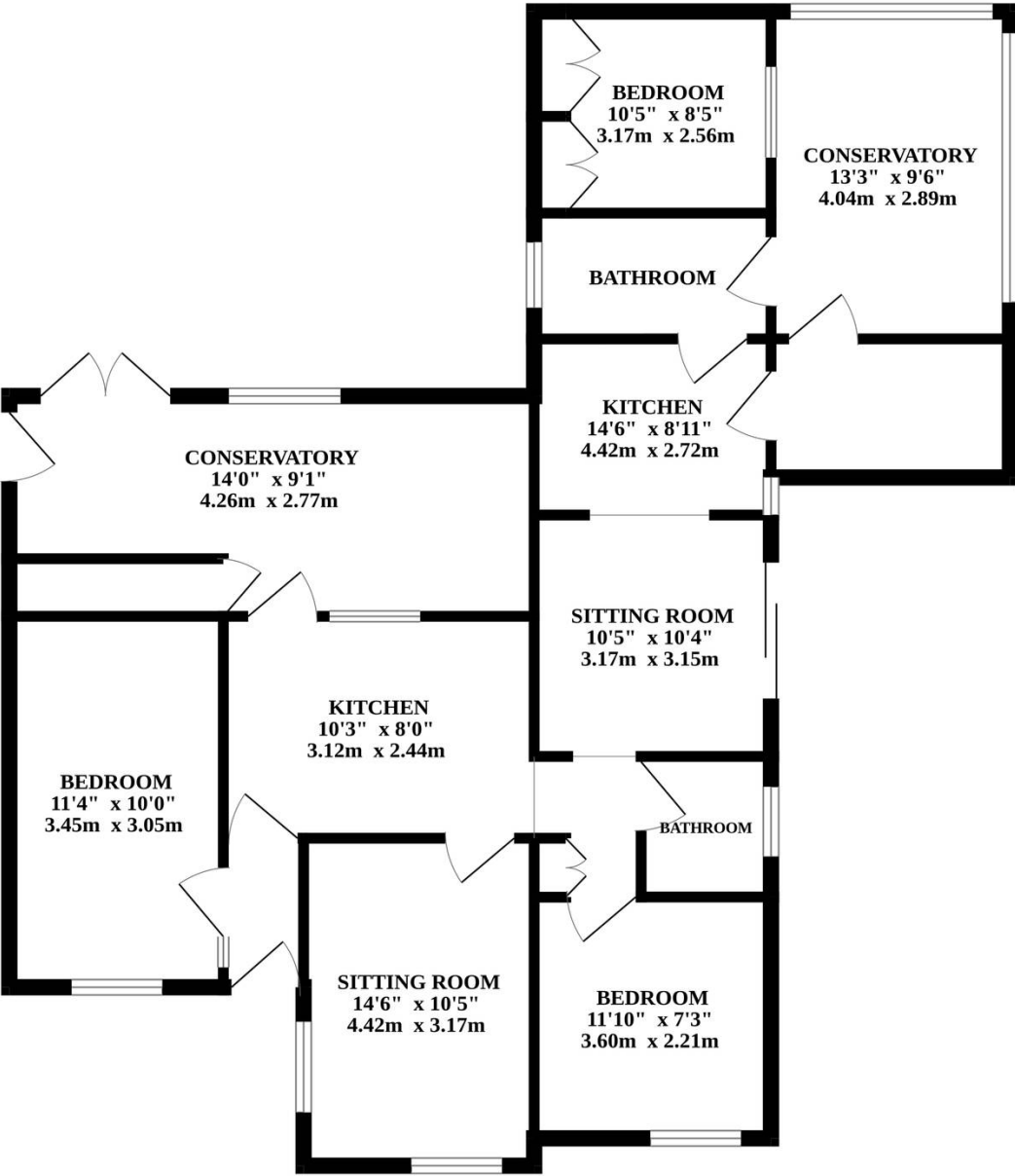


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Council Tax Band: A

- Spacious detached bungalow set on a generous corner plot, offering versatile accommodation and an abundance of natural light
- Four well-proportioned bedrooms, providing flexibility for family living, guest rooms, or dedicated work-from-home space
- Contemporary kitchen renovation featuring sleek cabinetry, quality integrated appliances, and stylish work surfaces
- Multiple reception areas including a bright sitting room, formal dining space, and conservatory overlooking the garden
- Two modern bathrooms, with a luxurious rainfall shower room and a family bathroom finished with high-quality fittings
- Beautifully landscaped wrap-around garden, boasting a south-facing section, raised planters, patio terrace, and summer house with decking
- Large timber workshop with power and lighting, perfect for hobbies, storage, or a creative workspace
- Ample off-road parking on a substantial driveway, enhanced by mature planting and privacy fencing
- Recent upgrades throughout, including new heating system, rewiring, new flooring, and replacement windows for improved efficiency
- Additional utility room, providing practical storage and space for laundry separate from the main kitchen

GROUND FLOOR



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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