



14 Burnt Hill Way, Lowestoft

Lowestoft

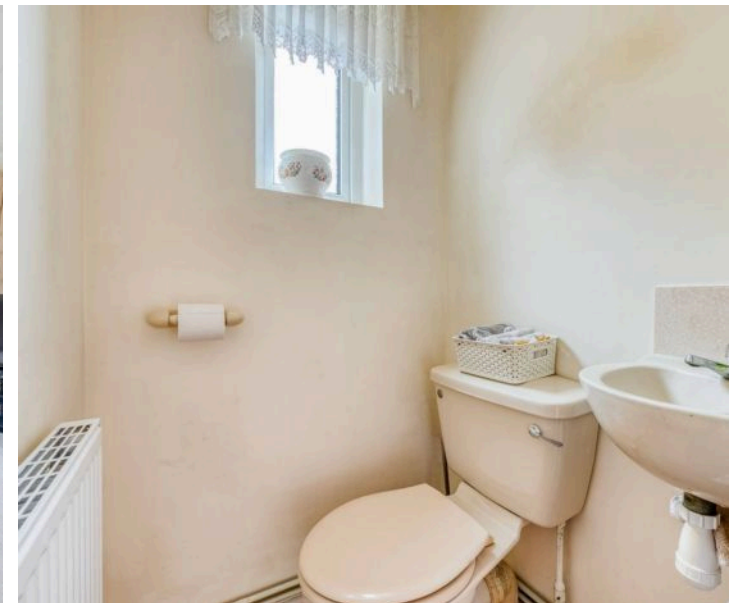
Minors & Brady

14 Burnt Hill Way

Lowestoft

Guide price £280,000 - £290,000 Situated in a highly sought-after location, this stunning 3-bedroom detached house offers a perfect blend of modern living and comfort. Conveniently located within a short drive from local amenities, this property offers a peaceful retreat in a popular residential area. Whether you are looking for a family home with practical features, or a modern space for entertaining, this property provides the perfect balance of comfort and style for discerning buyers.

- *Guide price £280,000 - £290,000*
- Three bedroom detached house
- Open-plan kitchen/dining room
- Versatile first floor store room/study
- Ground floor WC
- Well-sized family bathroom
- South/west facing rear garden
- Ample off-road parking with driveway and garage
- Popular location
- Short drive from local amenities



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Location

Burnt Hill Way is nestled in the heart of Lowestoft, a charming coastal town known for its beautiful beaches, rich maritime heritage, and vibrant community atmosphere. Located in a peaceful and family-friendly neighbourhood, this property enjoys close proximity to Pakefield Beach, where you can take in stunning sunrises and enjoy leisurely walks along the shoreline. Local amenities, including supermarkets, cafes, and restaurants, are just a short drive away, offering convenience for daily needs. The area is well-connected, with easy access to the A12, making commuting to nearby towns and cities like Norwich and Ipswich hassle-free. For outdoor enthusiasts, the nearby countryside and scenic nature reserves provide ample opportunities for hiking, cycling, and birdwatching. Burnt Hill Way offers the perfect blend of tranquil coastal living and modern convenience, making it an ideal location for families, professionals, or retirees looking to enjoy the best of Lowestoft.



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The property greets you with a spacious hallway leading to the ground floor WC, setting the tone for convenience and practicality. The inviting lounge is bathed in natural light from the French doors leading to the rear garden, providing a tranquil atmosphere ideal for relaxation.

The heart of the home lies in the open-plan kitchen/dining room, a contemporary space featuring modern wall and base units, undercounter lighting, and ample seating for family gatherings or casual meals. The French double glazed doors further extend the living area to the outdoors, seamlessly blending indoor and outdoor living.

Venturing upstairs, you will find three bedrooms, with two boasting built-in wardrobes for added storage convenience. The well-sized family bathroom offers a white suite comprising a pedestal basin, WC, and corner bath with mains shower, ensuring a comfortable and stylish bathing experience.



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Additionally, the versatile first-floor store room/study provides flexibility to cater to your lifestyle needs, whether it be a home office or extra storage space.

Outside, the property boasts a South/West facing rear garden that enjoys a large decked area, pergola, summer house, and greenhouse, perfect for outdoor entertaining or quiet afternoons in the sun. Laid to lawn gardens with flowerbeds enhance the aesthetics of the property, while ample off-road parking on the side driveway accommodates up to four vehicles. The property also benefits from a garage with light, power points, and a personal door, providing convenience for storage or secure parking.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, gas, and drainage.

Tax Council Band - C

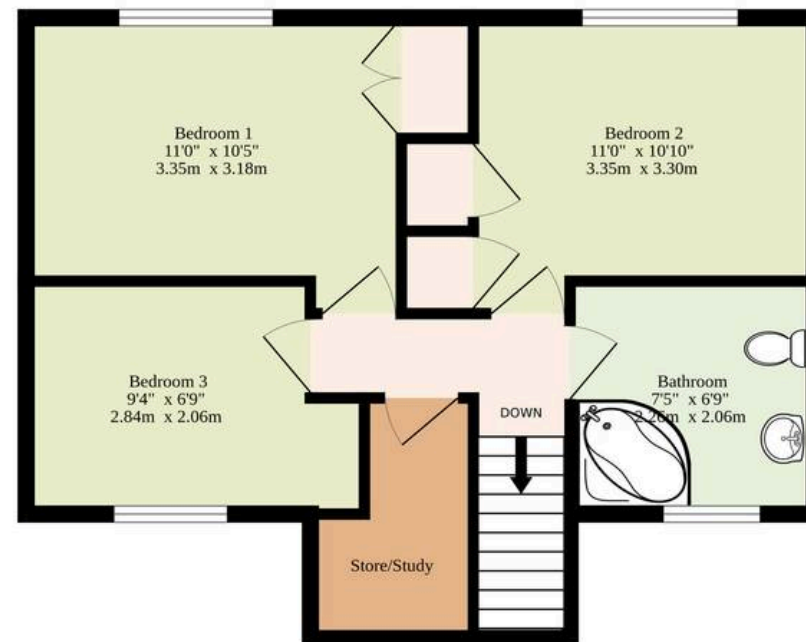


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Ground Floor
487 sq.ft. (45.2 sq.m.) approx.



1st Floor
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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