



107 Wollaston Road, Lowestoft

Lowestoft



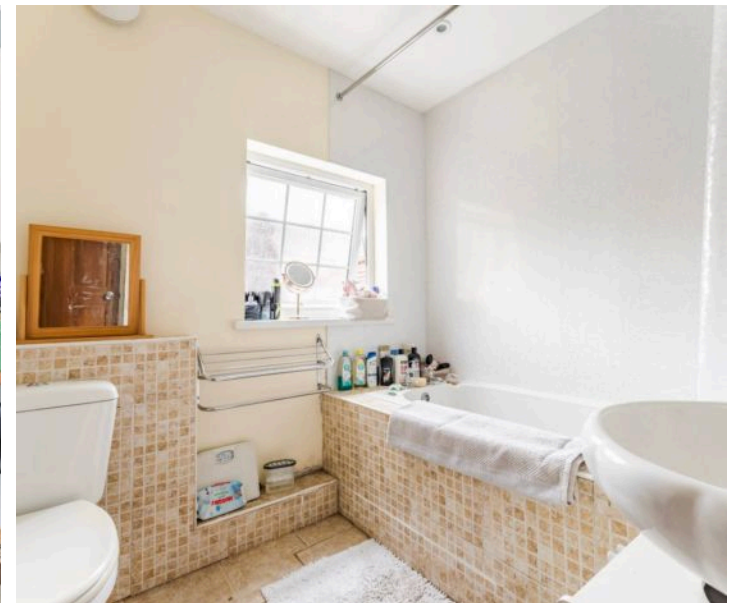
In Excess of £150,000
Minors & Brady

107 Wollaston Road

Lowestoft

Perfectly placed for enjoying both coastal charm and town-centre convenience, this beautifully finished three-bedroom terraced home in Lowestoft offers stylish interiors and a thoughtfully arranged layout across two floors. With light-filled living spaces, a generous kitchen/diner ideal for entertaining, and three well-proportioned double bedrooms, the property caters effortlessly to modern lifestyles. A private rear courtyard, kerb appeal, and proximity to local shops, schools, and transport links further enhance its appeal. This is an ideal choice for buyers seeking comfort, flexibility, and a prime location near the Suffolk coast.

- Well-proportioned three-bedroom terraced home arranged over two floors
- Comfortable lounge with front aspect window and central focal point
- Spacious dining room with understairs storages and French doors leading to the rear garden
- Fitted kitchen with practical layout and access to ground floor bathroom
- Ground floor family bathroom with full-size bath and overhead shower
- Three first-floor bedrooms, including two doubles and an additional bedroom ideal for guests or home office use
- Additional fourth bedroom with potential to convert to second bathroom (stpp)
- Conveniently located for local shops, schools, and public transport connections
- On-road parking available - £30/per year





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107 Wollaston Road

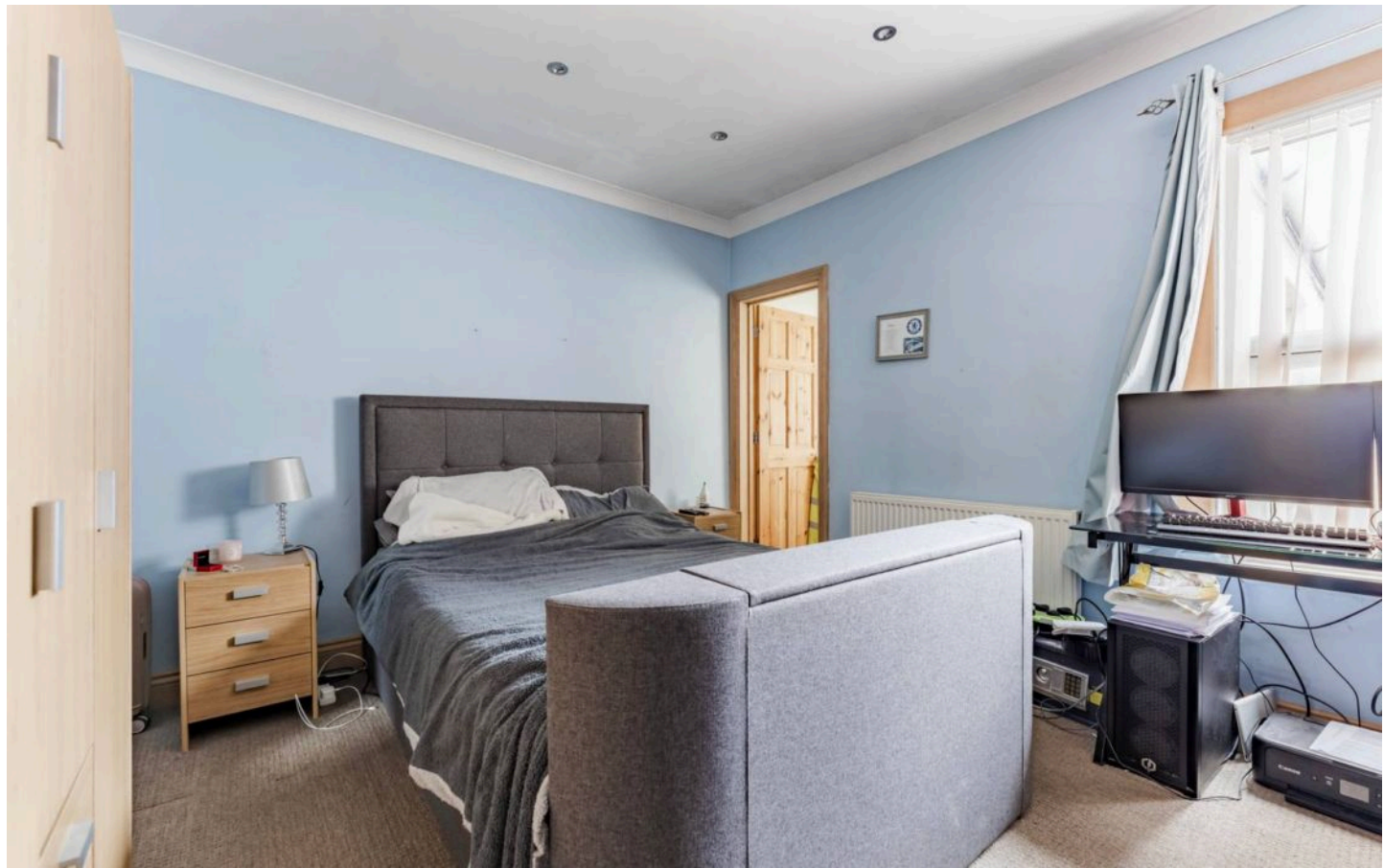
Lowestoft

Location

Wollaston Road is ideally positioned in Lowestoft's popular north side, just a short walk from the town's sandy beach and seafront promenade. The area offers a convenient coastal lifestyle, with local shops, cafés, and takeaways nearby, as well as easy access to parks, schools, and medical facilities. The historic Sparrows Nest Gardens and Lowestoft Maritime Museum are within reach, and the town centre is just over a mile away. Excellent transport links include Lowestoft Station and direct road access via the A12, making commuting and day trips straightforward. This location is well-suited for both full-time living and holiday use.

Wollaston Road

Upon entering the property, you are greeted by a welcoming lounge area featuring carpet flooring and a large double glazed window that floods the room with natural light. The lounge provides ample space for furniture, a wall-mounted radiator, and modern spotlighting. Leading from the lounge is the spacious kitchen/diner. This modern space boasts Karndean flooring, a range of matching wall and base units, integrated appliances.



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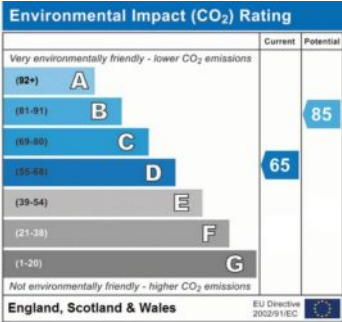
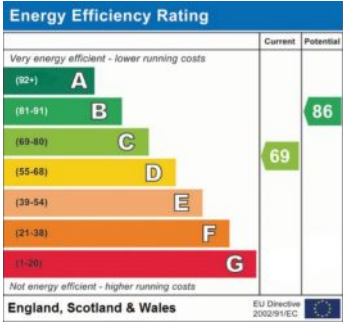
The ground floor also comprises a well-appointed bathroom with a contemporary three-piece suite, enhancing the convenience of every-day living. Ascend to the first floor via the staircase where you will find two double bedrooms, each offering a comfortable space with quality carpet flooring, radiators, and ample natural light. The third bedroom can be easily accessed from the second bedroom and provides versatility to be either a home office or nursery. The layout provides flexibility with the possibility of converting the forth bedroom into a second bathroom if desired.

Externally, the property features a paved front garden, on-road parking for £30/year, and a private courtyard garden to the rear enclosed by a high-level brick wall. The rear garden also includes a handy timber storage shed with electric supply, ideal for storing tools and outdoor equipment.

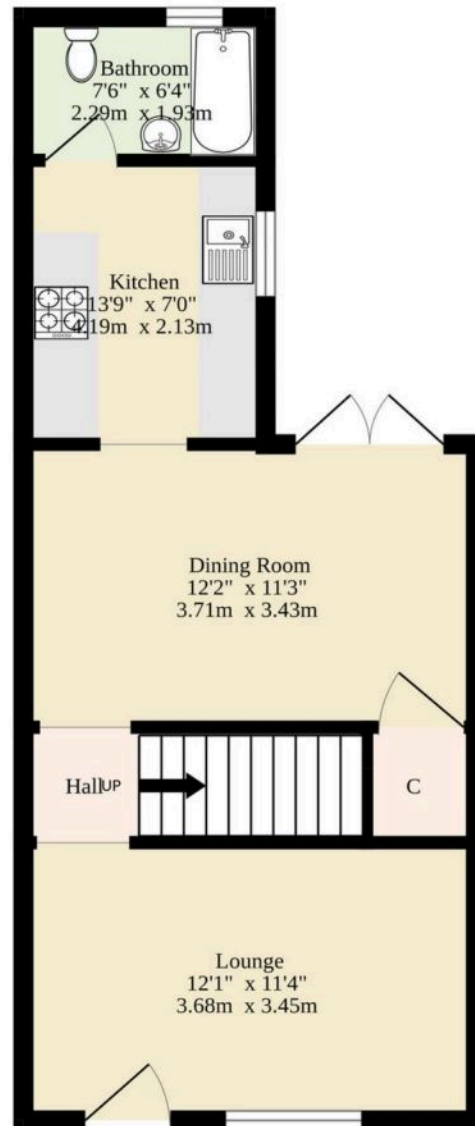
Agents Notes

We understand this property will be sold freehold, connected to main services.

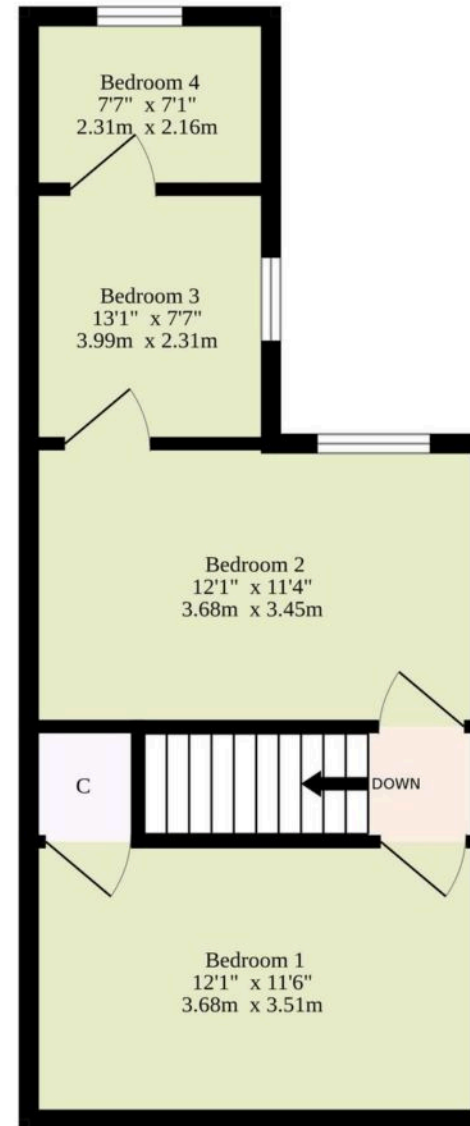
Council tax band - A



Ground Floor
446 sq.ft. (41.4 sq.m.) approx.



1st Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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