



28 Clemence Street, Lowestoft

Lowestoft



Offers in Region of £165,000
Minors & Brady

28 Clemence Street

Lowestoft

Step into this beautifully extended mid-terrace home in the heart of Lowestoft – a perfect find for first-time buyers or investors. Thoughtfully updated throughout, the property features a spacious open-plan sitting and dining area, a stylish newly fitted kitchen with integrated appliances and a Butler sink, and a welcoming entrance hall complete with storage and a WC. Upstairs offers three comfortable bedrooms and a modern shower room, while outside, a private, low-maintenance garden with a patio, artificial lawn, and storage shed provides the ideal space to unwind. With on-road parking available and a prime location near the coast, this property is ready for you to make it your own!

- Extended mid-terrace residence in the coastal town of Lowestoft
- Perfect choice for first time buyers or investors!
- Open-plan sitting/dining room inviting relaxation and entertaining
- Newly fitted kitchen equipped with modern cabinetry, an integrated oven, an induction hob, a dishwasher and a Butler sink
- Three bedrooms and a shower room
- A private, low-maintenance garden featuring a patio area, an artificial lawn and a timber storage shed
- On-road parking available
- Close to local shops, schools, healthcare facilities and transport links





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Location

Clemence Street is a quiet residential road situated just north of Lowestoft town centre, in the NR32 postcode area of Suffolk. Within a short distance, residents have access to a range of local shops including convenience stores, takeaways, and independent retailers, as well as larger supermarkets such as Lidl and Morrisons located nearby on the main London Road. For families, the area offers several local schools within easy reach, including Roman Hill Primary School and Red Oak Primary School, while secondary education is available at East Point Academy and Ormiston Denes Academy. Healthcare needs are well covered, with GP practices like Alexandra Road Surgery and several dental clinics and pharmacies located within a mile radius. Transport links are excellent—Lowestoft railway station is around a 10-minute walk away, offering direct connections to Norwich and Ipswich, and local bus routes provide reliable links throughout the town and to surrounding coastal areas.



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Step inside to a welcoming entrance hall, thoughtfully designed with built-in storage and a convenient ground-floor WC, perfect for modern living. From here, the home flows effortlessly into a spacious open-plan sitting and dining room – a versatile and inviting space ideal for both everyday relaxation and entertaining guests.

At the heart of the home lies the newly fitted kitchen, where style meets functionality. Showcasing sleek, contemporary cabinetry, this kitchen features high-quality integrated appliances including an oven, induction hob, dishwasher, and a classic Butler sink, with space for a breakfast table.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable accommodation, along with a modern shower room that completes the first-floor layout.

To the rear, enjoy a private, low-maintenance garden, thoughtfully arranged with a paved patio area, artificial lawn, and a timber storage shed – with plenty of space for outdoor dining or relaxation. On-road parking is available in the surrounding area, offering flexibility for residents and visitors alike.

Whether you're looking to take your first step onto the property ladder or add to your investment portfolio, this delightful Lowestoft home ticks all the right boxes.

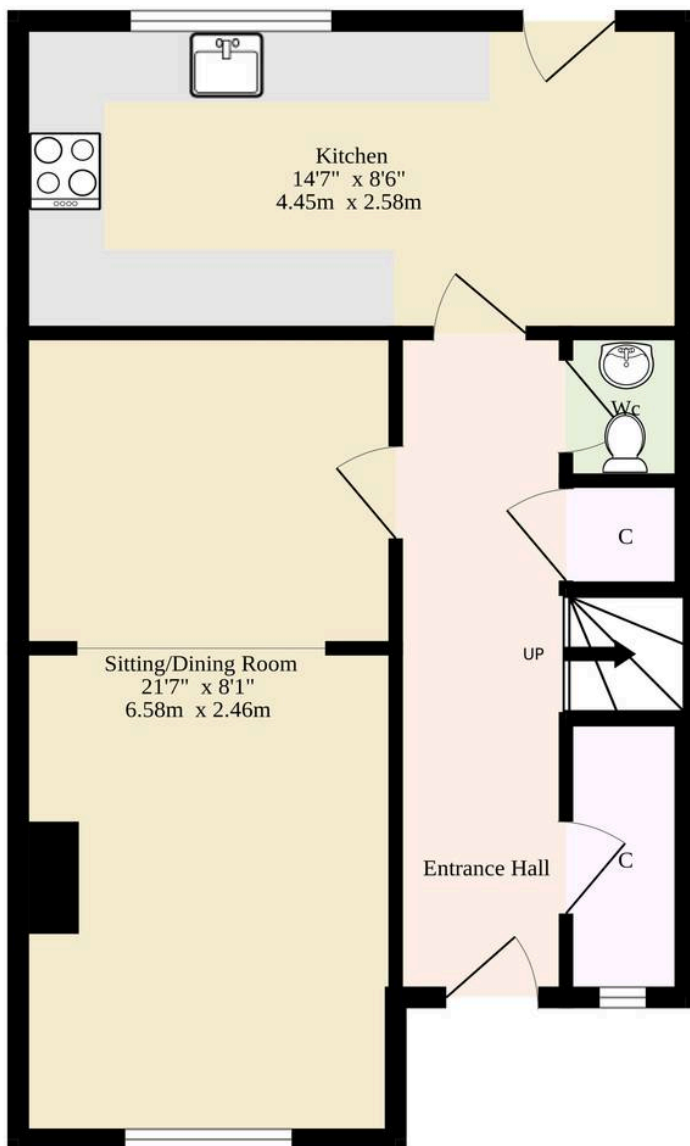
Agents note

Freehold

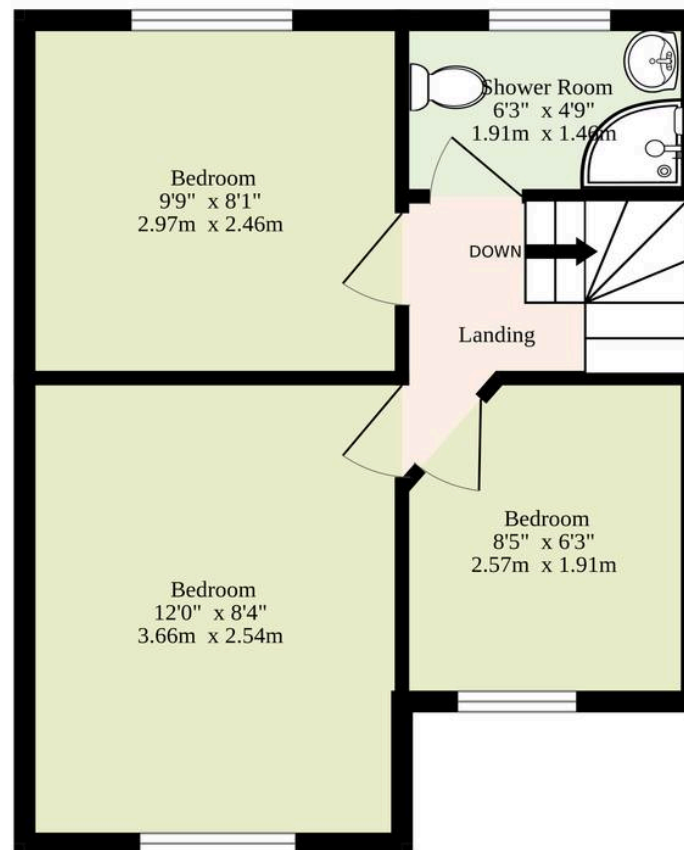


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Ground Floor
377 sq.ft. (35.0 sq.m.) approx.



1st Floor
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Dreaming of this home? Let's make it a reality



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Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



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