



1a Laurel Road, Lowestoft

Lowestoft



Minors & Brady

1a Laurel Road

Lowestoft, Lowestoft

Positioned in a quiet cul-de-sac in Kirkley, this detached home is just a short walk from the coast and offers a practical layout suited to modern living. Inside, you'll find a spacious sitting room with French doors to the garden, a well-planned kitchen, three bedrooms and a modern family bathroom. Outside, the property benefits from a private garden, off-road parking, a carport and useful storage, making it a well-rounded choice for those looking to enjoy life by the sea.

- Detached residence positioned down a quiet cul-de-sac in Kirkley, Lowestoft
- Within walking distance to the scenic coast
- Kitchen fitted with wall and base cabinetry, a range style oven, under-counter areas for laundry appliances and space for a tall fridge/freezer
- Spacious sitting room featuring French doors that open out to the garden, inviting relaxation and entertaining
- Three bedrooms, one with a large bay window, offering comfort and privacy
- Family bathroom comprising of a modern three-piece suite
- A private, well-maintained garden featuring a laid to lawn and a timber storage shed
- A brick-weave driveway providing off-road parking, along with a carport for sheltered parking and a store
- Close to local shops, schools, healthcare facilities and transport links



M&B



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Location

Laurel Road is a quiet residential street in Kirkley, a traditional neighbourhood in the coastal town of Lowestoft. The area has a friendly, community feel, with a good mix of housing and easy access to both everyday amenities and the seafront. Within walking distance, residents can find local shops along London Road South, including convenience stores, cafés, takeaways, and a handful of independent retailers. For families, several schools are close by, such as primary schools in Kirkley and nearby Pakefield, with secondary education available at schools serving the wider Lowestoft area.

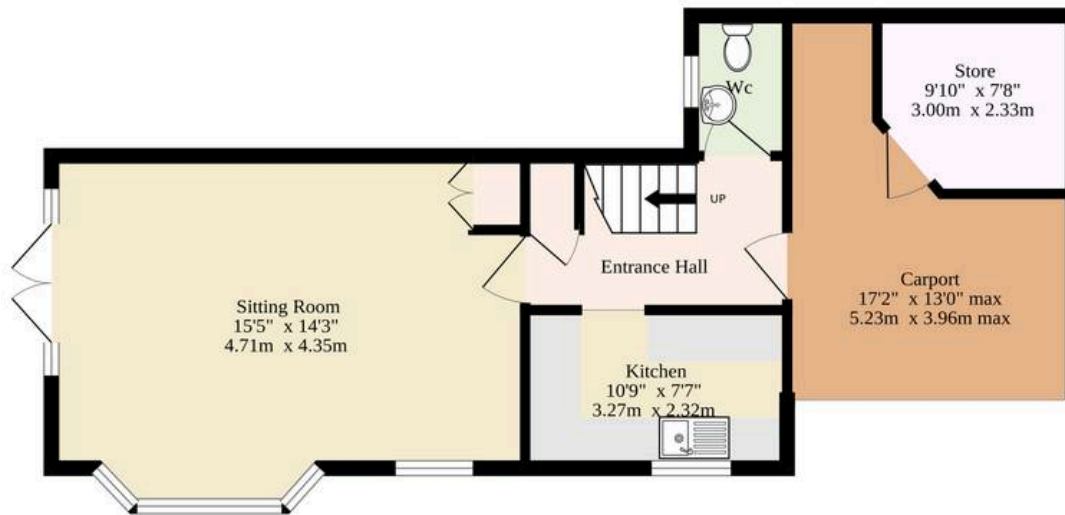
Healthcare needs are met by local GP surgeries and dental practices, with larger medical services and pharmacies available within the town. Transport links are convenient, with regular bus services running through Kirkley into Lowestoft town centre and further afield, while Lowestoft railway station provides direct connections to Norwich and Ipswich. The area is also well placed for easy road access along the A12 and A47, making it a practical location for commuters as well as a pleasant coastal setting for families.

Laurel Road **M&B**

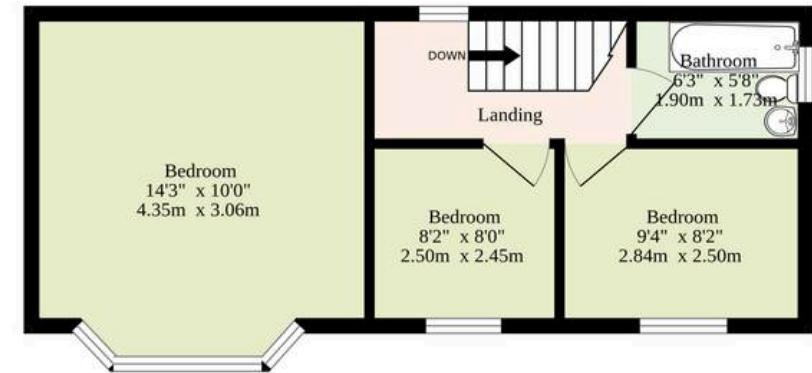
Step inside to a welcoming entrance hall, complete with a practical WC, setting the tone for a home designed around everyday ease. The kitchen is both functional and inviting



Ground Floor
735 sq.ft. (68.3 sq.m.) approx.



1st Floor
393 sq.ft. (36.5 sq.m.) approx.



Sqft Includes The Carport And Store

TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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