



11 Yeovil Road, Lowestoft

Lowestoft



Minors & Brady

11 Yeovil Road

Lowestoft, Lowestoft

Set on a good-sized plot close to both the town centre and the scenic coastline, this semi-detached home offers light-filled living spaces and modern touches throughout. The generous lounge with its feature fireplace provides a welcoming heart to the property, while the spacious kitchen/diner enjoys dual-aspect windows, French doors to the garden, and plenty of scope for personal updates. A neatly finished wet room-style shower room adds practicality, complemented upstairs by three well-sized bedrooms. Outside, the enclosed rear garden with storage shed offers ample room for relaxing or further landscaping, while a shingled driveway ensures convenient off-road parking. With the benefit of being chain-free, renewed in 2017, and presenting potential to extend, subject to planning, this property makes an excellent choice for first-time buyers looking to enjoy nearby sandy beaches, seafront attractions, and excellent transport links.

Location

Yeovil Road in Lowestoft offers a convenient setting close to both everyday amenities and the town's scenic coastline. Residents are within easy reach of local shops, supermarkets, and schools, while the nearby town centre provides a wider choice of restaurants, leisure facilities, and services. Lowestoft's award-winning sandy beaches and seafront attractions are just a short distance away, making the area popular with families and those who enjoy outdoor activities. Excellent transport connections include regular bus services, Lowestoft railway station linking to Norwich, and straightforward road access via the A12 and A47, ideal for commuting or exploring the wider Suffolk and Norfolk coastlines. The nearby Carlton Marshes nature reserve offers walking trails and opportunities to enjoy local wildlife. For those who enjoy days out, the famous Norfolk Broads are also close by, providing boating, fishing, and scenic countryside to explore.





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Entering through the entrance hall, you are met with a convenient under-stairs storage cupboard before moving into the generous, light-filled lounge. This inviting living room enjoys a large front-facing window that floods the space with natural light, while light wood-effect flooring and simple grey décor create a fresh and versatile backdrop. A feature wall with geometric patterned panels adds character, and the stone-built fireplace with fitted fire provides a focal point for the room.

The kitchen is bright and spacious, enhanced by dual-aspect windows and French doors that open directly to the garden. Fitted with a range of white cabinets, wood-effect worktops, and tiled splashbacks, it offers a practical layout with space for appliances and a dining area. The design gives excellent scope for updating, allowing new owners to put their own stamp on the space. A door leads through to the family shower room, presented in a modern wet room style with tiled walls and flooring, a wall-mounted wash basin, WC, open shower area, and heated towel rail. Built-in shelving provides additional storage, while the frosted window balances natural light with privacy.

Upstairs, the landing includes a storage cupboard and provides access to three bedrooms. Two are comfortable doubles with ample space, while the third is a versatile single room complete with fitted shelving, making it ideal as a study or nursery. Each bedroom is finished with carpeted flooring and benefits from natural light.

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Outside, the enclosed rear garden is mainly laid to lawn and bordered by fencing for privacy. A paved pathway runs through the garden, with a timber shed providing useful storage. With plenty of room for outdoor seating, planting, or further landscaping, the garden provides a versatile area to enjoy and make your own. The plot also allows good potential for creating a more personalised outdoor space, whether through landscaping or family-friendly additions. To the front, a shingled driveway provides off-road parking for multiple vehicles.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

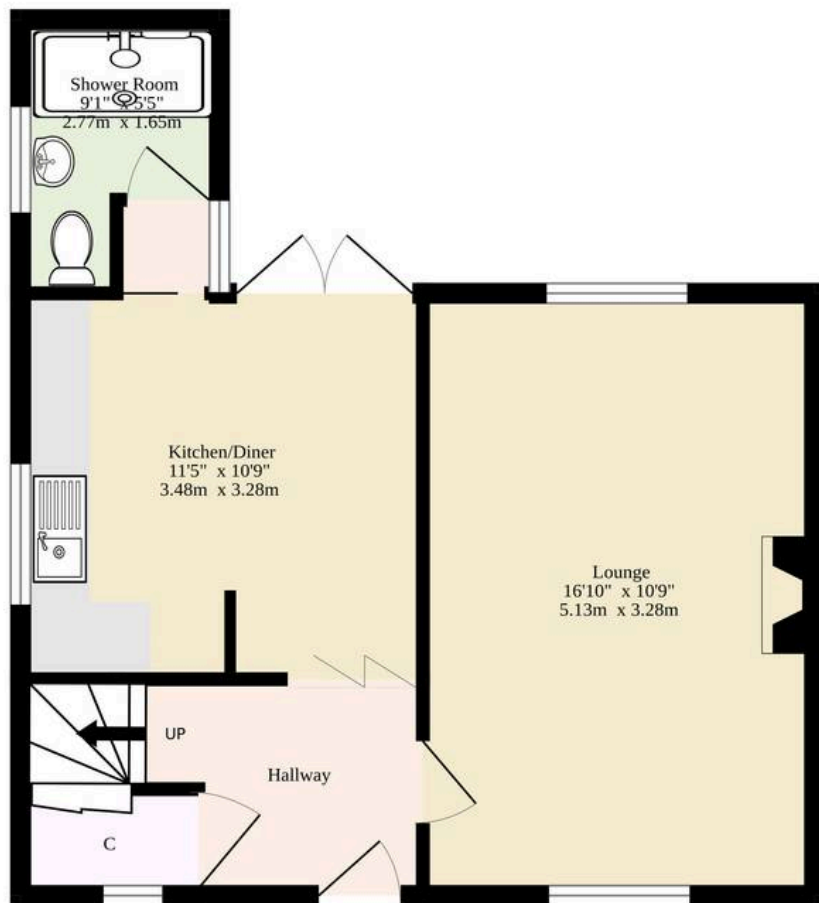
Council Tax Band- A

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

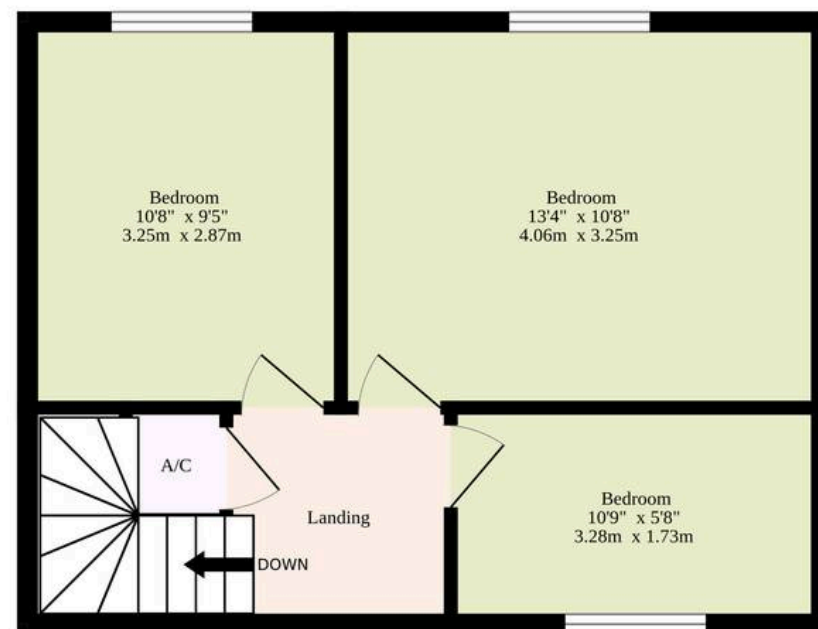


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Ground Floor
403 sq.ft. (37.4 sq.m.) approx.



1st Floor
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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Meet *Bradley*
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Meet *Hannah*
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Minors & Brady
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