



11 York Road, Lowestoft

Lowestoft



Minors & Brady

11 York Road

Lowestoft, Lowestoft

Presenting a light-filled terraced home close to Lowestoft town centre and seafront, offering a bright lounge with a feature fireplace, a generous modern kitchen/diner, and three well-proportioned bedrooms served by a contemporary family shower room. The property is chain-free and designed for ease of living, with a low-maintenance courtyard-style rear garden providing privacy and gated access to a garage that offers secure off-road parking. At the front, a neatly presented shingled garden framed by brickwork creates an attractive approach, perfectly complementing the home's character. Everyday amenities, supermarkets, and shops are all within easy reach, with excellent transport links via the train station and regular bus services. The award-winning sandy beach and scenic seafront are just a short stroll away, making this an ideal choice for those seeking convenience and coastal living.

Location

York Road in Lowestoft offers a highly convenient setting close to the town centre, seafront, and a wide range of everyday amenities. Residents benefit from easy access to local shops, supermarkets, and schools, as well as excellent transport links via Lowestoft train station and regular bus services. The award-winning sandy beach and scenic seafront are just a short stroll away, providing the perfect spot for leisure and relaxation. With nearby parks, restaurants, and leisure facilities, the area combines coastal living with practical day-to-day convenience. Families will appreciate the choice of well-regarded primary and secondary schools within easy reach, while commuters enjoy straightforward connections to Norwich and surrounding towns. The location also places you close to the picturesque Suffolk countryside, ideal for weekend walks and outdoor activities.

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Step inside through the light-filled porch and into the hallway, where a convenient understairs storage cupboard and wood-effect flooring set the tone for the home. The lounge sits at the front, a bright and welcoming space with a large front-facing window that fills the room with natural light. Soft green walls and a textured ceiling add character, while the fireplace with tiled hearth creates a central focal point. The layout here is both comfortable and practical, ideal for everyday living.

Moving through to the kitchen and dining area, you'll find a bright, modern space finished with neutral cabinetry and wood-effect flooring for a clean, stylish look. Ample worktops and fitted units provide plenty of preparation and storage space, complemented by a built-in cupboard. A large window and glazed rear door allow light to flood in while giving direct access to the garden. The adjoining dining area offers generous proportions and flexibility, whether for casual family meals or more formal dining occasions.

Upstairs, a timber balustrade adds warmth to the landing, where there is also access to the loft above. Three bedrooms are arranged on this floor, two of which are good-sized doubles, along with a versatile third bedroom ideal as a child's room or study. All enjoy fitted carpets and plenty of natural light.

The family shower room is stylish and practical, fitted with a modern suite including a walk-in shower, WC, and basin with integrated storage. Frosted glazing ensures privacy without compromising on brightness, and tiled walls with wood-effect flooring complete the finish.

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Outside, the rear garden is fully paved and designed with low maintenance in mind, enclosed by brick walls for both privacy and security. There is gated access leading to a garage, which provides off-road parking as well as a useful rear door to the garden. At the front, the home is neatly presented with a low-maintenance frontage, laid to slate chippings with a paved pathway leading up to the porch, framed by smart brick boundary walls.

Agents notes

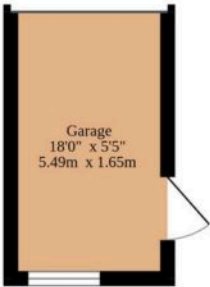
We understand that the property will be sold freehold, connected to all main services.

Heating system- Combi Boiler

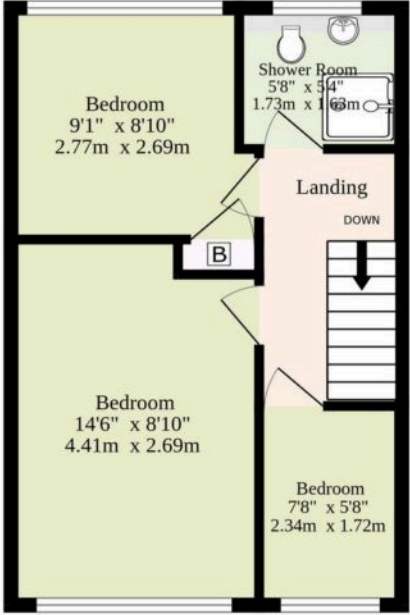
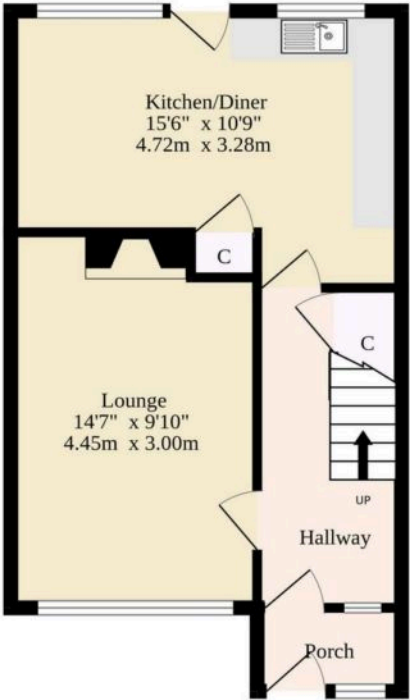
Council Tax Band- A



Ground Floor
565 sq.ft. (52.5 sq.m.) approx.



1st Floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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