



13 Arnold Street, Lowestoft

Lowestoft

Minors & Brady

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Lowestoft

Chain-free and ready to move into, this mid-terrace home in Lowestoft offers a relaxed coastal lifestyle with effortless flow throughout. The open-plan living and dining space leads seamlessly into a bright sunroom, perfect for casual dining, while the modern kitchen and ground-floor bathroom provide practical comfort. Upstairs, three bedrooms await personal touches, and outside, a low-maintenance courtyard with a sheltered terrace and storage shed creates a private spot for outdoor living. Ideal for first-time buyers or investors, this home is ready for you to make your own.

- Chain free
- Mid-terrace residence positioned in the coastal town of Lowestoft
- Perfect choice for first time buyers or investors
- Turn-key condition, ready to move straight into
- Open-plan living/dining room creating an effortless flow for relaxation and entertaining
- Sun room that is currently set-up as a breakfast room, with sliding doors out to the courtyard
- Kitchen equipped with modern cabinetry, a gas hob and space for a fridge/freezer
- Ground floor bathroom comprising of a three-piece suite
- Three bedrooms ready for you to personalise
- A private, low-maintenance courtyard featuring a sheltered terrace for seating arrangements and a storage shed





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Location

Arnold Street is a quiet residential road situated in the eastern part of Lowestoft, a vibrant coastal town in Suffolk. Within a short walk, residents can access small convenience stores, cafés, and independent shops that cater to everyday needs, while the nearby High Street offers larger supermarkets and specialty retailers. Families benefit from the presence of several well-regarded schools nearby, including primary schools such as St Margaret's and Northfield St Nicholas, with Ormiston Denes Academy and East Point Academy serving secondary students within a mile or so.

Healthcare needs are well supported, with local GP surgeries and dental practices within easy walking distance, while James Paget University Hospital is a short drive away for more comprehensive medical care. Transport connections are strong: Lowestoft Bus Station provides regular services to surrounding towns, and local roads connect smoothly to the A12 and coastal routes, making both commuting and leisure trips convenient. The street's location offers a balance of residential calm with access to the social and commercial heart of Lowestoft, along with the scenic benefits of the nearby coast.

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This mid-terrace residence, offered chain-free, presents an ideal opportunity for first-time buyers or investors seeking a ready-to-move-in property in the coastal town of Lowestoft. The home combines modern convenience with comfortable living, allowing you to simply unpack and settle in.

Step inside to an open-plan living and dining area that creates a welcoming space for both relaxation and entertaining. Natural light flows through the room, enhancing the sense of space and warmth. Adjacent, a delightful sunroom, currently arranged as a breakfast area, offers a bright and airy spot to enjoy casual dining, complete with sliding doors that lead out to the private courtyard.

The kitchen is thoughtfully equipped with modern cabinetry, a gas hob, and dedicated space for a fridge/freezer, making everyday meal preparation a pleasure. On the ground floor, a well-appointed bathroom features a modern three-piece suite, combining practicality with comfort.

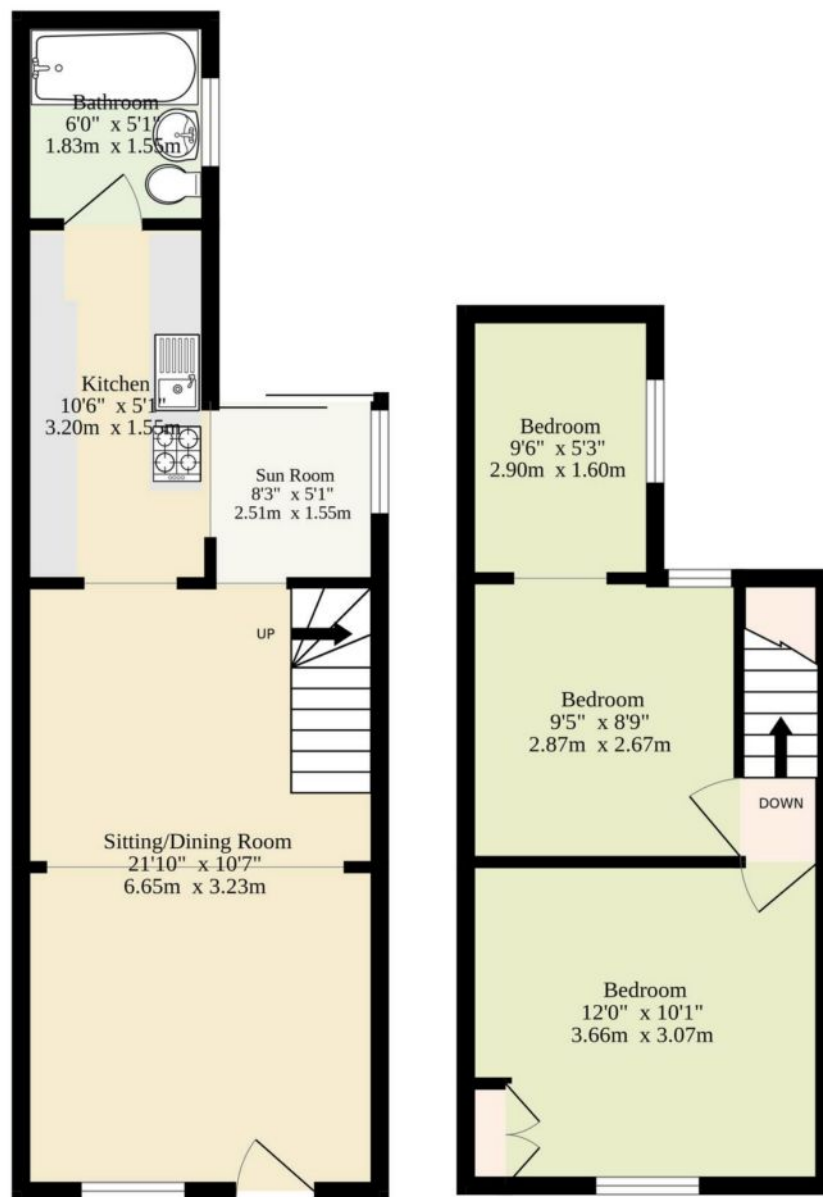
Upstairs, three bedrooms await your personal touch, offering versatile spaces that can be tailored to suit your lifestyle, whether that's a home office, dressing room or a nursery.

Outside, the private courtyard is designed for easy living and low-maintenance enjoyment. A sheltered terrace provides the perfect setting for outdoor seating arrangements, while a storage shed keeps everything neatly tucked away.



Ground Floor
352 sq.ft. (32.7 sq.m.) approx.

1st Floor
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk