



30 Selby Street, Lowestoft

Lowestoft



Minors & Brady

30 Selby Street

Lowestoft

Set in the coastal town of Lowestoft, this end-of-terrace home offers a fresh, modern feel with recent redecoration throughout. The ground floor features a bright open-plan living and dining area with a new wood burner and French doors leading to a low-maintenance garden, ideal for relaxed everyday living. The kitchen includes modern cabinetry, an oven, and a utility room for added practicality, while upstairs provides two double bedrooms (with scope for a third) and a contemporary shower room. A detached garage with a new roof and roller door offers conversion potential (stpp), and on-road parking is available in front. With improved loft insulation and a calm coastal setting, this property suits both first-time buyers and investors looking for a smart, ready-to-move-in home.

Agents note

Freehold

Solar panels earning £482 from January to October 2025



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- End-of-terrace residence positioned in the coastal town of Lowestoft
- Recently redecorated, perfect for first time buyers or investors!
- Open-plan sitting/dining room accentuated by a newly installed wood burner stove, inviting relaxation and entertaining
- French doors that open out to the garden, creating an effortless flow between the indoor-outdoor spaces
- Kitchen fitted with modern cabinetry, an oven, under-counter areas for your own appliances and a functional utility room
- Two double bedrooms, one with built-in wardrobes, with the potential to make a third bedroom if required
- Shower room comprising of a three-piece suite
- A private, low-maintenance garden featuring a patio for seating arrangements and an artificial lawn
- Detached garage with the potential to convert (stpp), with a newly installed roller door and roof
- On-road parking available in-front of the garage door



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Location

Selby Street is set in a residential pocket of Lowestoft, a few minutes inland from the seafront and within easy reach of the town centre. The street itself is made up mostly of older terraced homes and sits close to local convenience stores, small takeaways, and corner shops on nearby Raglan Street and St Peter's Street. For bigger shopping trips, Lowestoft's main retail area and the Britten Centre are about a 10–15 minute walk away, offering supermarkets, high-street chains, and cafés.

Families are well served by nearby schools, Roman Hill Primary and Red Oak Primary are both within walking distance, while Ormiston Denes Academy and Benjamin Britten Academy are the closest options for secondary education. Public transport links are straightforward: Lowestoft railway station is around a mile away, with regular services to Norwich and Ipswich, and local buses run frequently through the surrounding streets.

From Selby Street, the coast is roughly a 20-minute walk or a five-minute drive, leading to Lowestoft's sandy beach and promenade. The mix of good transport, nearby shops, and easy access to the sea gives the area a relaxed, everyday practicality, close enough to enjoy the coast without being in the middle of the tourist stretch.



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As you step into the entrance porch, you're welcomed into a bright and airy interior that instantly feels inviting. The ground floor WC, conveniently located off the inner hallway, adds everyday practicality. The open-plan sitting and dining room forms the heart of the home, enhanced by a newly installed wood-burning stove, a focal point that promises warmth and character through the cooler months. French doors at the rear bathe the space in natural light and open directly onto the garden, creating an effortless flow for indoor-outdoor living, perfect for entertaining or quiet relaxation.

The modern kitchen is thoughtfully designed with sleek cabinetry, an integrated oven, and under-counter spaces for your own appliances. A separate utility room adds further convenience, offering functionality without compromising on style.

Upstairs, you'll find two generous double bedrooms, one complete with built-in wardrobes for clever storage solutions. There is also potential to create a third bedroom, offering flexibility for growing families or those working from home. The shower room features a modern three-piece suite, designed with both comfort and practicality in mind.

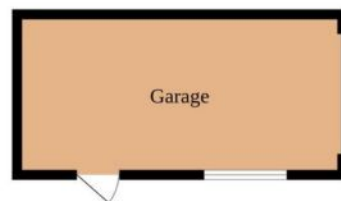
Outside, the private, low-maintenance garden is a wonderful extension of the living space. With a paved patio area ideal for seating and an artificial lawn for easy upkeep, it's perfect for enjoying summer evenings or weekend barbecues. To the rear, a detached garage, complete with a new roller door and roof, offers additional storage or the exciting potential for conversion (stpp). On-road parking is conveniently available in front of the garage.

Additional benefits include enhanced loft insulation and solar panels, ensuring the home remains energy-efficient and comfortable year-round.

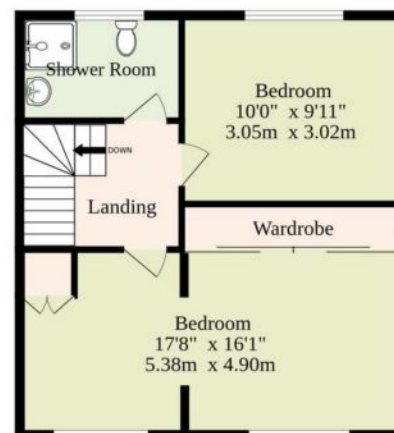
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Ground Floor
685 sq.ft. (63.6 sq.m.) approx.



1st Floor
382 sq.ft. (35.3 sq.m.) approx.



Sqft Excludes The Hallways, Utility Room, Bathroom & Garage

TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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