



95 Yarmouth Road, Lowestoft

Lowestoft



Minors & Brady

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Lowestoft

This recently renovated link-detached home in Lowestoft offers a flexible layout and modern finishes, ideal for family living. The property features a spacious sitting room, a brand-new kitchen/breakfast room with integrated appliances, and a dining area with garden views. A converted garage provides an adaptable fourth bedroom or home office, while three bedrooms upstairs share a contemporary family bathroom. Outside, a private garden combines patio, lawn, and shingled areas with storage and off-road parking. Thoughtfully designed and well-maintained, the home balances comfort, practicality, and versatility in a convenient setting.





M&B

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- Renovated link-detached residence positioned in coastal town of Lowestoft
- Family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Large sitting room with a front window that overlooks the green and stylish panelling, inviting relaxation and entertaining
- Brand new kitchen/breakfast room with French doors, equipped with quality cabinetry, marble effect worktop and a range of integrated appliances
- Dining room that was previously a conservatory, extending the reception space and offering views of the garden
- Converted garage that is now a fourth bedroom, with the potential to be a home office, a playroom for families or an additional reception room if required
- Three first floor bedrooms and a modern family bathroom
- A large, private garden featuring a patio for seating arrangements, a maintained lawn, shingled areas and a large storage unit
- A brick-weave driveway providing off-road parking, with the added benefit of additional off-road parking at the rear
- Moments away from Ormiston Denes Academy, with other schools, shops, healthcare facilities, the coast and transport links nearby



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Location

Yarmouth Road in Lowestoft, Suffolk, is a well-connected and locally significant thoroughfare that runs northwards from the town centre towards the coastal village of Hopton-on-Sea and Great Yarmouth. This stretch of road offers a blend of residential and commercial amenities, making it a convenient location for families, commuters, and retirees. Nearby, you'll find a range of local shops including convenience stores, takeaways, and independent businesses, with larger supermarkets such as Tesco and Aldi just a short drive away.

For education, the area is served by several reputable schools including Northfield St Nicholas Primary Academy and Ormiston Denes Academy, both easily accessible from Yarmouth Road. Healthcare needs are well catered for with local GP practices such as Kirkley Mill Health Centre and pharmacy services available nearby. Transport links are excellent; the road provides direct access to the A47, a major route connecting Lowestoft with Great Yarmouth and Norwich. Regular bus services run along Yarmouth Road, and Lowestoft Railway Station, just a few minutes away, offers direct trains to Norwich and connections beyond.



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This recently renovated link-detached home is located in the coastal town of Lowestoft, offering a flexible and practical layout for modern family living. The property combines spacious interiors with thoughtful design, creating a home that can easily adapt to your personal lifestyle and needs.

A storm porch leads into a welcoming entrance hall, where a convenient WC adds to the day-to-day functionality. To the front of the home, the sitting room benefits from a large window overlooking the green, with stylish wall panelling providing a touch of character. It is a space designed for both relaxed evenings and social gatherings, with room for seating and entertainment.

The brand-new kitchen/breakfast room forms the heart of the home. Featuring high-quality cabinetry, a marble-effect worktop, and a full suite of integrated appliances, including a double oven, gas hob, dishwasher, fridge/freezer, and a dedicated cupboard for laundry appliances, this is a space built for practical, everyday living as well as entertaining. French doors open onto the garden, creating a seamless connection between indoor and outdoor living and allowing natural light to fill the room.



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The dining room, formerly a conservatory, extends the reception space and offers uninterrupted views of the garden. This flexible area can accommodate formal meals, casual family dining, or a quiet spot to enjoy a morning coffee while watching the garden.

The converted garage provides a fourth bedroom, which can also serve as a home office, playroom, or additional reception space, offering flexibility as your needs evolve.

Upstairs, three well-proportioned bedrooms provide comfort and privacy for all family members, while the modern family bathroom with a three-piece suite ensures comfort and practicality.

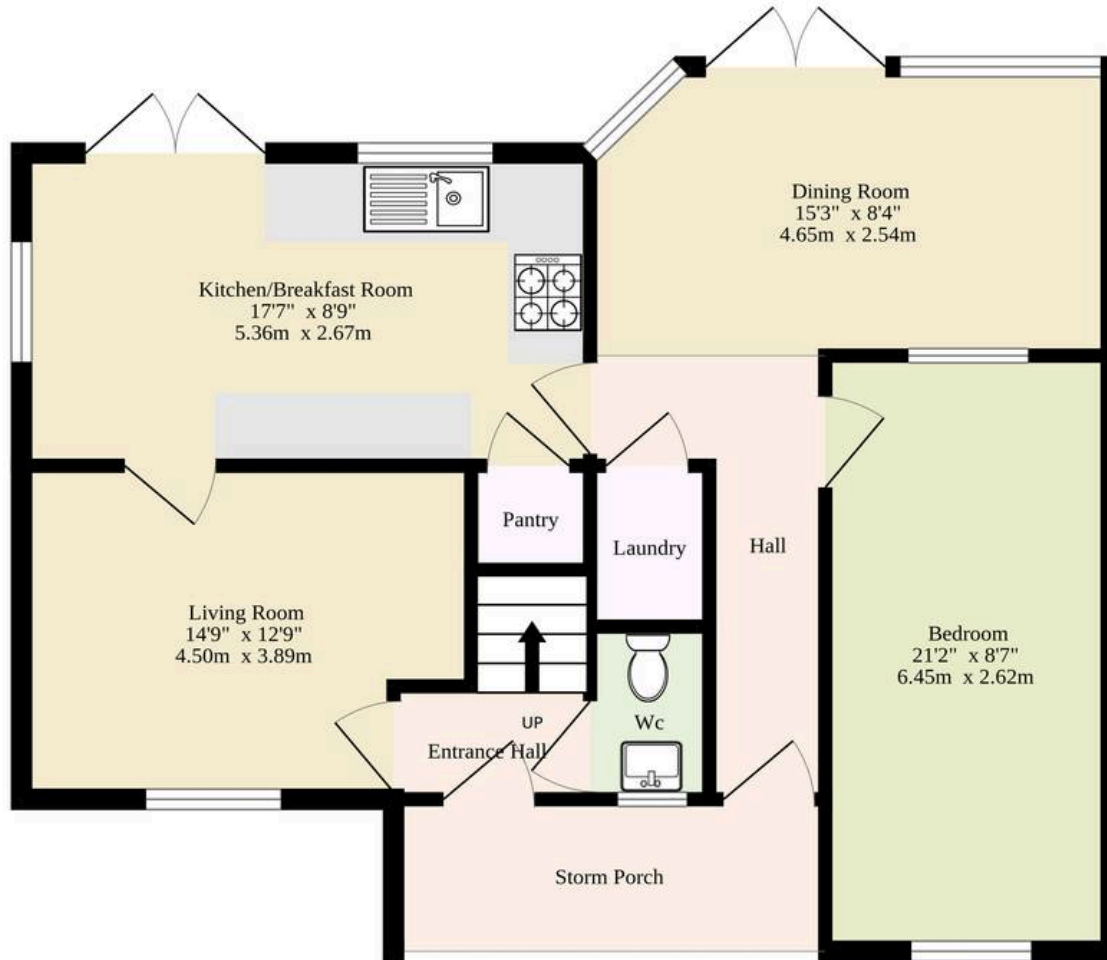
Outside, the property benefits from a large, private garden designed to suit a range of lifestyles. A patio area provides a dedicated space for outdoor seating, dining, or entertaining, while the maintained lawn and shingled areas create low-maintenance greenery. A large storage unit offers practical space for garden tools, bicycles, or other outdoor items. Off-road parking is provided via a brick-weave driveway at the front, with additional parking available at the rear, and a low-maintenance front garden completes the inviting exterior.

With its combination of flexible living spaces, modern finishes, and practical outdoor areas, this home offers a lifestyle that balances comfort, functionality, and the potential for personal expression, all within the welcoming coastal town of Lowestoft.

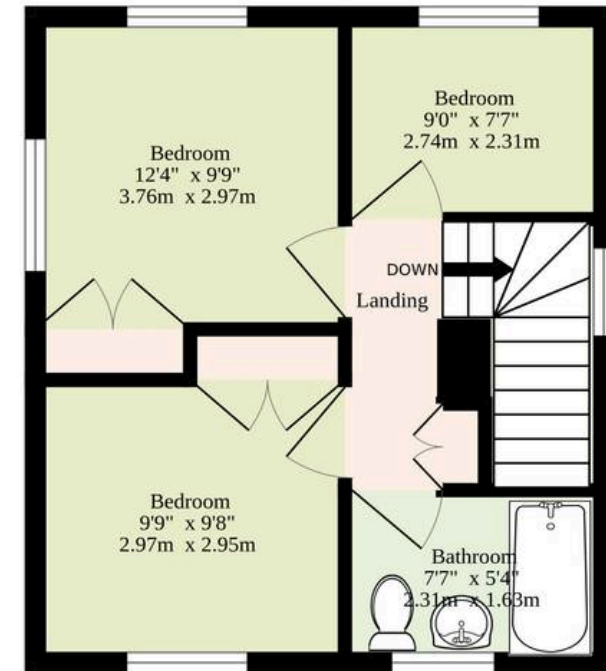


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
748 sq.ft. (69.5 sq.m.) approx.



1st Floor
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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