



15 Marlborough Road, Lowestoft

Lowestoft



Minors & Brady



# 15 Marlborough Road

## Lowestoft, Lowestoft

Deceptively spacious and full of warmth, this well-cared-for home offers inviting open-plan living with a lounge and dining area featuring a brick fireplace, exposed beams, and French doors leading into a bright garden room that overlooks the south-facing garden. The newly fitted kitchen is both stylish and practical, complemented by a separate utility room and a versatile ground-floor bedroom or reception space, with a shower room completing this floor. Upstairs are three well-sized bedrooms, including two doubles with built-in wardrobes, a family bathroom, and a loft room accessed from the third bedroom, providing valuable extra space. Outside, the generous enclosed rear garden offers a large block-paved patio and neatly kept lawn surrounded by mature greenery, while the front presents a cottage-style garden, driveway parking, and a brick-built garage, all contributing to the home's inviting and comfortable appeal.

### Location

Marlborough Road is set within a convenient and well-connected part of Lowestoft, offering easy access to a range of everyday amenities and transport links. Nearby London Road North provides a variety of shops, cafés, and services, while both Lowestoft town centre and the seafront are just a short distance away. Schools, parks, and leisure facilities are all within easy reach, making the area ideal for families and professionals alike. The property also benefits from excellent road and rail connections, with Lowestoft Station offering direct routes to Norwich and surrounding coastal towns. The nearby beaches and promenade create a lovely setting for walks and outdoor activities, while the marina and waterfront dining options add to the area's appeal. Residents also enjoy good access to the A12 and A47, linking the town with Great Yarmouth and the wider Suffolk coast.



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Stepping inside, this deceptively spacious home opens into a generous open-plan lounge and dining area, where warmth and character are immediately apparent. The space is anchored by a charming fireplace set on a raised brick hearth, complemented by exposed brick detailing, ceiling beams, and alcove shelving that add depth and texture. Natural light streams through the front window, enhancing the sense of space, while soft carpet flooring and a central radiator create a comfortable setting for daily living and relaxed entertaining. The dining area sits toward the rear, offering ample space for family meals and gatherings, with French doors leading directly through to the bright garden room.

Flowing seamlessly from the open-plan living and dining area, the newly fitted kitchen presents a well-designed and inviting layout. Shaker-style cabinetry in a soft neutral finish is paired with wood-effect work surfaces, tiled splashbacks, and a practical breakfast bar. Integrated appliances include a built-in double oven, a gas hob with extractor, and an inset stainless-steel sink with drainer. The tiled flooring provides durability and easy maintenance, while the adjoining garden room connects the indoors and outdoors beautifully.

The garden room captures the sunny south-facing aspect and offers a delightful space for relaxing or entertaining. Finished with exposed brickwork, timber panelling, and a polycarbonate roof, it enjoys excellent natural light through large glazed panels and French doors leading out to the rear garden. This space is warmed by a radiator and fitted with laminate flooring, offering year-round comfort.



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From here, there is access to a stylish ground-floor shower room complete with tiled flooring, a corner cubicle, a pedestal basin, a WC, and a radiator.

A separate utility room adds convenience with fitted wall and base cabinets, a stainless-steel sink with a drainer, worktop space, and plumbing for laundry appliances. It also features tiled flooring, a radiator, power points, and an external door giving direct access to the garden.

Completing the ground floor is a spacious and versatile room, originally the garage, now converted into a comfortable reception or guest bedroom. It features fitted carpet, a radiator, and a large window that draws in plenty of natural light.

Upstairs, there are three well-sized bedrooms. Two are generous doubles, each fitted with built-in wardrobes, carpeted flooring, and radiators. Both enjoy excellent light from their front and rear aspects. The third bedroom is smaller yet practical, ideal for a study, nursery, or dressing area, and includes fitted carpet and stairs leading up to a useful loft room.

The family bathroom features a white three-piece suite comprising a panelled bath, pedestal basin, and WC, complemented by vinyl flooring, tiled finishes, and a frosted window for privacy.

The loft room provides an excellent additional space with fitted carpet, Velux window, power points, radiator, and built-in eaves storage, ideal for hobbies, study, or occasional guest use.



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Outside, the property enjoys a generous and fully enclosed rear garden offering excellent outdoor space for relaxation and recreation. A large block-paved patio provides the perfect setting for seating and dining, leading onto a neatly maintained lawn bordered by mature shrubs, hedging, and a water tap. The home has been lovingly cared for by the same owners for many years, creating a warm and inviting environment.

To the front, a cottage-style garden accompanies the driveway, providing off-road parking and access to the single brick garage complete with power, lighting, a window, and a personal door.

## Agents notes

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

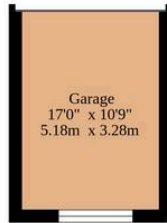
Heating system- Gas Central Heating

Council Tax Band- B

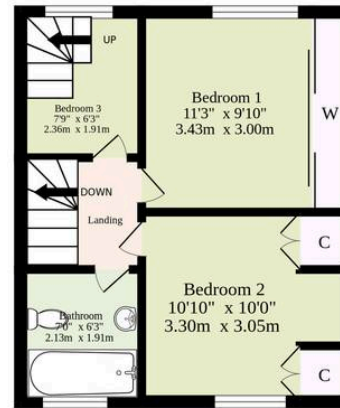
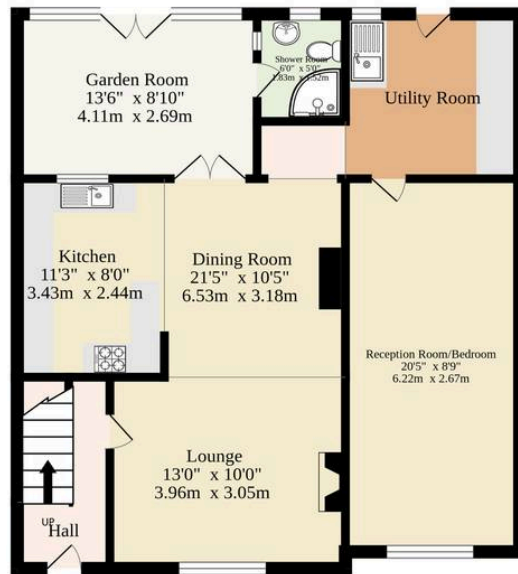


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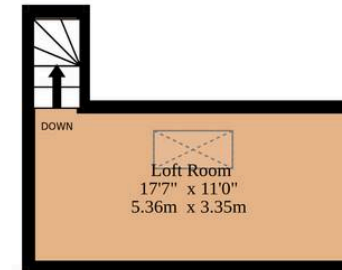
Ground Floor  
1080 sq.ft. (100.3 sq.m.) approx.



1st Floor  
352 sq.ft. (32.7 sq.m.) approx.



2nd Floor  
194 sq.ft. (18.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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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