



10 Harold Road, Lowestoft

Lowestoft



Minors & Brady

10 Harold Road

Lowestoft, Lowestoft

Just a short stroll from Lowestoft's sandy shoreline, this well-presented end terrace home offers spacious and modern living set across three floors. Inside, a bright lounge with wood-effect flooring flows into a contemporary kitchen and breakfast room, complete with stylish units, integrated appliances, and access to the rear garden, alongside a convenient ground-floor WC. The first floor features two inviting bedrooms and a newly fitted shower room with modern fixtures, while the top floor provides a large double bedroom enhanced by twin Velux windows and useful eaves storage. The west-facing rear garden creates a private outdoor space with an artificial lawn, decorative stone borders, and a paved patio perfect for seating, complemented by a timber shed and rear gate leading to an allocated off-road parking space, making this property an ideal choice for those seeking comfort, convenience, and coastal living.

Location

Harold Road sits in a popular and well-connected part of Lowestoft, close to a range of everyday amenities, schools, and leisure options. Residents benefit from easy access to both Lowestoft town centre and the seafront, offering a variety of shops, cafes, and coastal walks within minutes. The area is well served by public transport links, including nearby bus routes and Lowestoft train station, making it convenient for commuters. Local parks, sports facilities, and supermarkets are all within easy reach, creating a comfortable and practical setting for family living. The nearby Kirkley district adds a vibrant local atmosphere with independent shops and eateries to explore. For those who enjoy the outdoors, the beach and scenic promenade are just a short stroll away, perfect for weekend relaxation.

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Stepping inside, the home opens into a welcoming entrance hall with carpeted stairs leading to the first floor and access to the main living spaces. The lounge sits at the front, offering a bright and comfortable area for relaxation, finished with wood-effect laminate flooring and a large window that allows plenty of natural light to fill the room.

Continuing through, the kitchen presents a modern and practical space fitted with a range of wall and base units, dark work surfaces, and tiled splashbacks. Integrated features include a built-in oven and stainless-steel extractor hood, while plumbing is in place for a washing machine. A rear door opens to the garden, and a convenient ground-floor WC is set just off the kitchen with a low-level WC and wash basin.

On the first floor, there are two well-proportioned bedrooms, each finished with soft fitted carpet and double-glazed windows that create a calm, inviting atmosphere. The newly fitted family shower room offers a stylish and contemporary finish, featuring a walk-in shower with a glass screen, a pedestal wash basin, and a low-level WC. A frosted window brings in natural light while maintaining privacy.

The top floor is home to a generous double bedroom with twin Velux windows drawing in natural light from both sides. This room provides ample space for furniture and storage, with eaves cupboards offering additional practicality.



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Outside, the rear garden provides a low-maintenance and enclosed setting complete with an artificial lawn, decorative stone borders, and a paved patio area ideal for seating or outdoor dining. A timber shed offers useful storage for garden tools and furniture, while fencing on all sides ensures privacy and a neat appearance.

A rear gate provides access to the allocated off-road parking space, with additional on-street parking available nearby for visitors.

Additionally, the property benefits from a new boiler fitted three months ago and double glazing throughout, offering both comfort and efficiency.

Agents notes

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

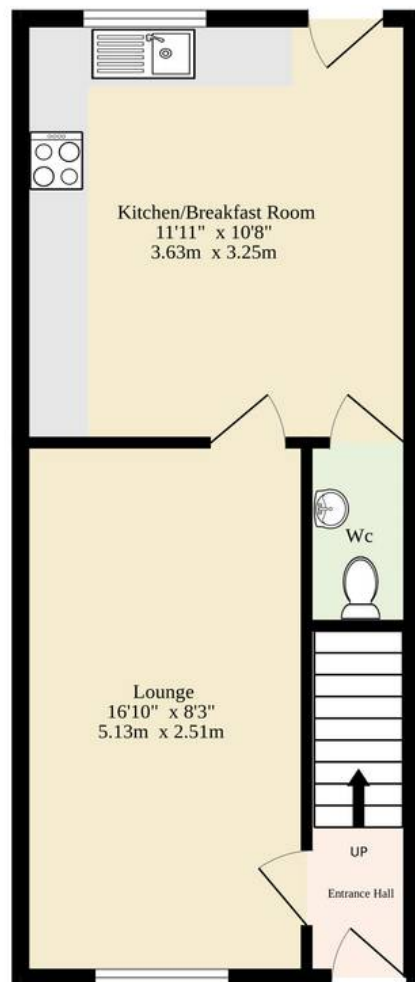
Heating system- Gas Central Heating

Council Tax Band- B

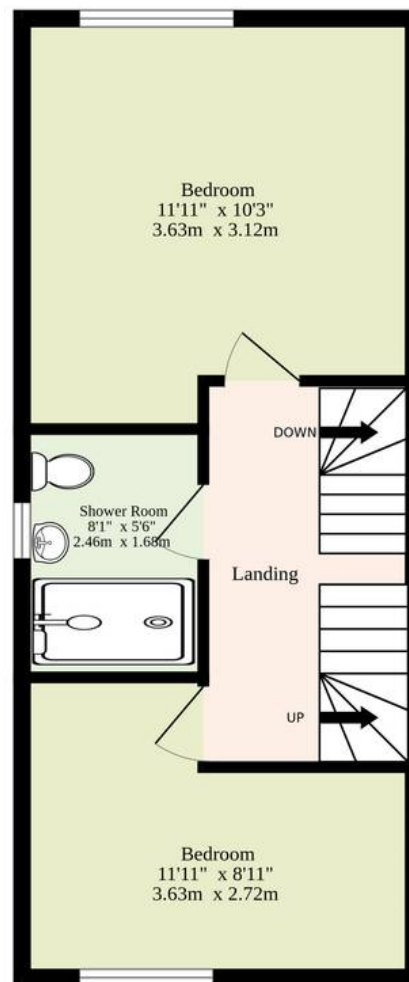


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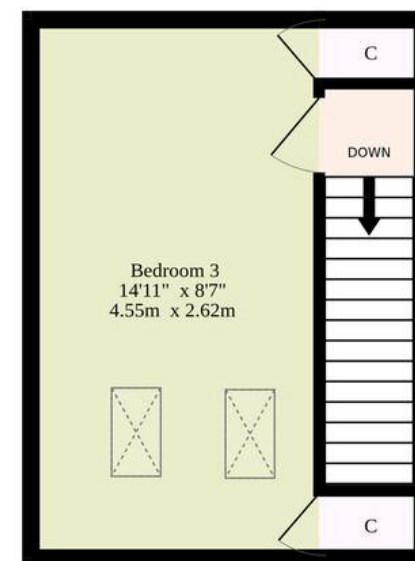
Ground Floor
311 sq.ft. (28.9 sq.m.) approx.



1st Floor
304 sq.ft. (28.2 sq.m.) approx.



2nd Floor
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 893sq.ft. (83.0 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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