



20 Noel Road, Lowestoft

Lowestoft



Minors & Brady

20 Noel Road

Lowestoft, Lowestoft

Beautifully extended and thoughtfully designed for family living, this detached home presents a rare opportunity to enjoy generous, light-filled accommodation within a highly regarded area of Lowestoft. Offering five double bedrooms, including a versatile ground-floor room ideal for guests or home working, the property combines comfort and style throughout. The dual-aspect lounge with a feature fireplace connects through French doors to a spacious kitchen and dining area finished with quality shaker-style cabinetry, solid wood worktops, and ample space for family meals. Upstairs, the principal bedroom benefits from a contemporary en suite, complemented by a modern family bathroom and a convenient ground-floor WC. Outside, a private enclosed garden provides an inviting space for outdoor relaxation, while a gated driveway and double garage with power and lighting ensure excellent parking and storage, completing this impressive home.

Location

Noel Road is positioned within a well-established residential area of Lowestoft, offering convenient access to both everyday amenities and the scenic Suffolk coastline. The location provides a great setting for family living, with nearby schools, parks, and local shops all within easy reach. Residents benefit from quick connections to Lowestoft town centre, where a range of restaurants, cafés, and leisure facilities can be enjoyed. The nearby A47 and train station offer straightforward routes for commuting, while the beaches and seafront attractions are just a short drive away, making it easy to enjoy both convenience and coastal charm. The area also features a choice of supermarkets and healthcare facilities, ensuring daily needs are well catered for. Green open spaces and walking routes nearby create opportunities for outdoor leisure and relaxation close to home.

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Stepping inside, the home opens through a bright enclosed porch fitted with diamond-lead double-glazed windows and a part-glazed entrance door that creates an inviting first impression.

From here, you enter a hallway with a useful storage cupboard and a contemporary ground-floor WC. A versatile double bedroom is also located on this level, offering flexibility for use as a guest room, study, or additional living space.

At the rear of the property lies the impressive kitchen and dining area, a bright and welcoming space designed for everyday living and entertaining. The kitchen is fitted with elegant cream shaker-style units, solid wood worktops, tiled splashbacks, and an inset ceramic sink beneath a wide window overlooking the garden. There is generous space for a family dining table, and a glazed door opens directly to the rear garden. French doors connect this room to the lounge, allowing a natural and comfortable flow between the main living areas.

The lounge itself is a generous dual-aspect room filled with natural light from the large front-facing window and additional side window. A central fireplace with a wood surround and inset electric fire adds warmth and character, while sliding patio doors open to the garden, extending the living space outdoors. The soft neutral décor and thoughtful layout make this an ideal setting for both relaxation and family gatherings.



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Upstairs, the property continues to impress with four well-proportioned double bedrooms, each light-filled and tastefully presented. The principal bedroom includes a built-in wardrobe and a stylish en suite shower room finished with modern fittings. The remaining bedrooms offer versatility for family, guests, or working from home, while the family bathroom features a panelled bath with an overhead shower for everyday convenience.

Externally, the home enjoys an attractive and private rear garden laid mainly to lawn with a paved patio seating area, perfect for outdoor dining or relaxation. The space is fully enclosed with fencing and a side gate leading to the front.

To the front, a gated driveway provides ample off-road parking and leads to a double garage equipped with power and lighting, offering excellent storage or workshop potential.

Agents notes

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

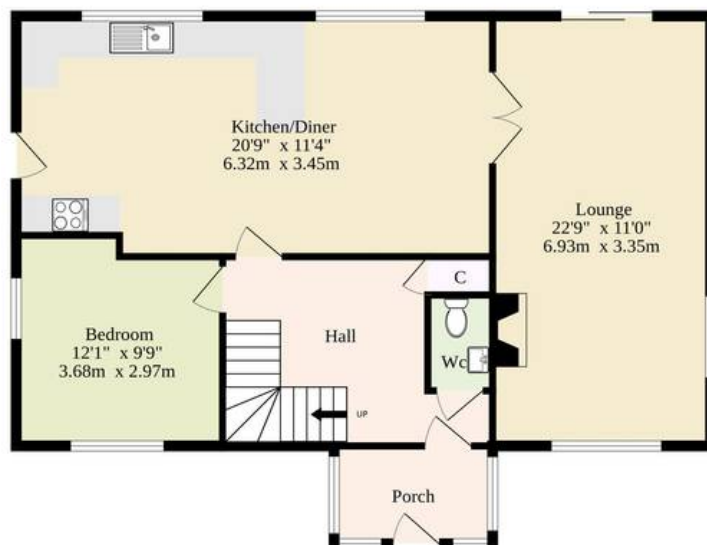
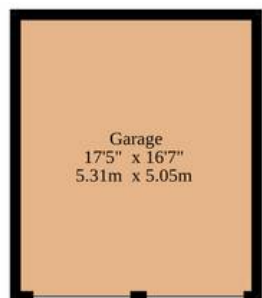
Heating system- Gas Central Heating

Council Tax Band- D



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Ground Floor
994 sq.ft. (92.3 sq.m.) approx.



1st Floor
738 sq.ft. (68.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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