



10 Wainwright Close, Lowestoft

Lowestoft



Minors & Brady

## 10 Wainwright Close

Lowestoft

This end-of-terrace home on Lowestoft's Parkhill estate offers a welcoming and practical living environment for first-time buyers, small families, or investors. A bright entrance hall leads to a kitchen/dining area fitted with gloss cabinetry, integrated appliances, and a dedicated space for a washing machine, making daily life and meal preparation effortless. The living room opens through sliding doors onto a private, low-maintenance garden with a decked terrace, shingled area, and planted beds, providing a pleasant setting for relaxing or entertaining. Upstairs, the master bedroom includes built-in wardrobes, while a second bedroom offers flexibility as a home office, dressing room, or guest room. Completing the home is a modern shower room, a paved driveway with an EV charger, and a detached garage, combining convenience and practicality in a property ready to move into and enjoy.



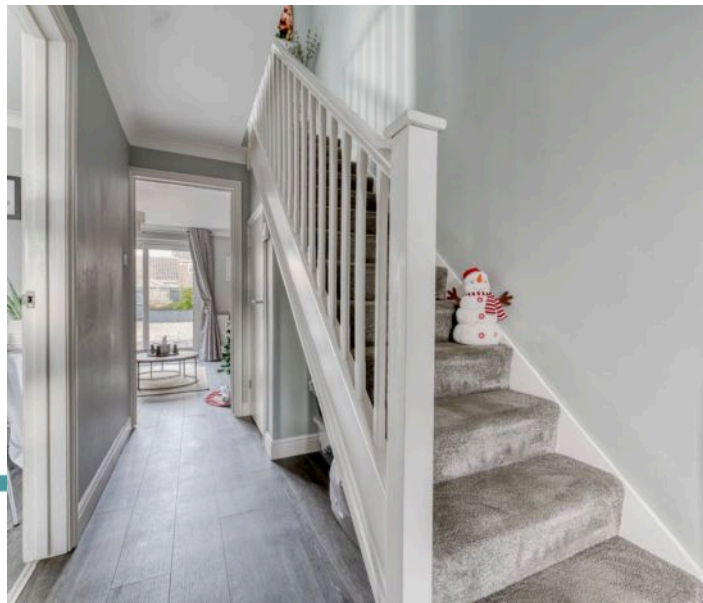
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## 10 Wainwright Close

### Lowestoft

- End-of-terrace residence positioned on the Parkhill estate in the coastal town of Lowestoft
- Perfect choice for first-time buyers, small families or investors!
- Kitchen/dining room equipped with quality gloss cabinetry, an integrated oven, a fridge/freezer and a dedicated spot for your washing machine
- Living room that is filled with natural light from the sliding doors, inviting relaxation and entertaining
- Master bedroom with built-in wardrobes, along with a flexible second bedroom that can be utilised as a home office, a dressing room or a guest room
- Shower room comprising of a modern three-piece suite, including an enclosed shower cubicle, a hand wash basin and a toilet
- A private, low-maintenance garden featuring a decked terrace for seating arrangements, a shingled area and planted beds
- A paved driveway providing off-road parking and a detached garage for storage options
- Close to local shops, schools for all ages, transport links and the scenic east coast



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# 10 Wainwright Close

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## Location

Wainwright Close is a quiet residential street situated on the Parkhill Estate in Lowestoft, a coastal town in Suffolk. The location offers convenient access to everyday amenities, with a Tesco and Aldi just a short drive away, along with local shops and services that cater to daily needs. Families benefit from nearby schooling options, including Woods Loke Primary School and Gunton Primary School for younger children, and Benjamin Britten High School for secondary education, all within a short distance of the estate.

Transport connections are straightforward: Lowestoft town centre and Oulton Broad are well-served by local bus routes, and nearby railway stations provide links to Norwich, Ipswich, and beyond, while major roads like the A12 and A47 offer easy access for drivers. The estate is also ideally positioned for coastal living, with the sandy beaches and promenade of Lowestoft just a short drive away, and the waterside parks and boating facilities of Oulton Broad within easy reach. Wainwright Close combines practical convenience with a relaxed seaside lifestyle, making it suitable for families and professionals seeking a well-connected yet quiet home environment.



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# 10 Wainwright Close

Lowestoft

Step into a welcoming entrance hall, bright and airy, complete with a handy understairs cupboard for practical storage. The kitchen/dining room is fitted with quality gloss cabinetry and integrated appliances, including an oven and fridge/freezer, with a dedicated space for a washing machine, ideal for everyday living and entertaining.

The living room is a light-filled space, with sliding doors opening to the rear garden, creating a seamless flow for relaxation and gatherings. The master bedroom comes with built-in wardrobes, while a versatile second bedroom can easily serve as a home office, dressing room, or guest room to suit your lifestyle needs.

A modern shower room features a contemporary three-piece suite, including an enclosed shower cubicle, hand wash basin, and toilet.

Outside, the private garden is low-maintenance yet inviting, featuring a decked terrace for seating, a shingled area, and planted beds, perfect for enjoying the outdoors with minimal upkeep. The property also benefits from a paved driveway providing off-road parking and a detached garage, offering additional storage solutions.

This property combines practical living with a sense of space and light, creating a home that's ready to move into and enjoy.

## Agents note

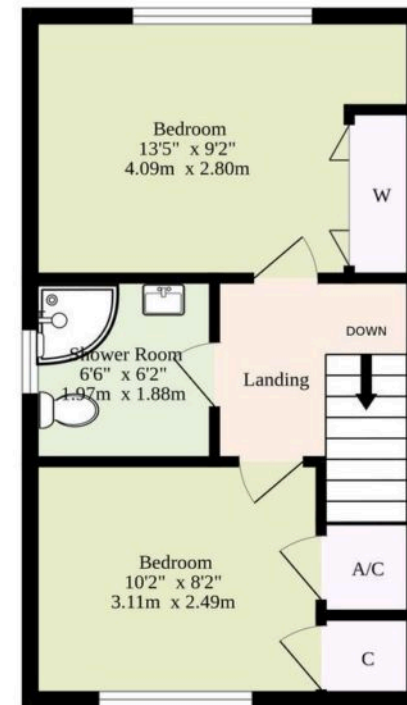
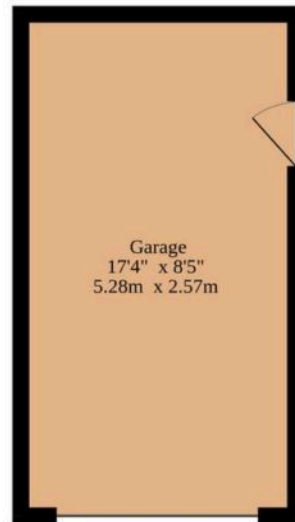
Freehold



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 91                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 79      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         |                         |
|                                             |         | EU Directive 2002/91/EC |

Ground Floor  
399 sq.ft. (37.1 sq.m.) approx.

1st Floor  
249 sq.ft. (23.1 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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