



25 Harris Avenue, Lowestoft  
Lowestoft

Minors & Brady



# 25 Harris Avenue

Lowestoft

A home that makes everyday life feel straightforward and comfortable, this fully renovated mid-terrace property offers a calm, considered setting along a residential road in Lowestoft. Light-filled and easy to live in, it balances modern finishes with practical space, from the welcoming hallway and sociable kitchen to the generous garden and off-road parking. With three flexible bedrooms, energy-efficient features and nothing demanding immediate attention, it's a place that suits a range of lifestyles and leaves room to settle in and make it your own.

- Mid-terrace residence positioned down a residential road in the coastal town of Lowestoft
- Fully-renovated to a modern standard, suitable for first-time buyers, families or investors looking for a property that is ready to make your own
- Brand-new Howdens kitchen equipped with quality cabinetry, integrated double oven, a gas hob, a dishwasher, a fridge/freezer and plumbing for washing appliances
- Comfortable living room inviting relaxation and entertaining
- Three bedrooms offering comfort and privacy
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, dressing room or nursery
- Family bathroom comprising of a contemporary three-piece suite
- Private, extensive garden featuring a patio for seating, a sweeping lawn, a brick-built outbuilding and a timber shed for storage options
- Solar panels for energy efficiency
- Driveway providing three off-road parking spaces





M&B

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Lowestoft

## Location

Harris Avenue is set within a settled residential area of north Lowestoft, well placed for everyday convenience while staying close to the coast. Local shops and takeaways along nearby Oulton Road and in Gunton provide for daily needs, with larger supermarkets and the town centre retail areas easily reached by car or bus. Families are well served by a choice of nearby schools, including Gunton Primary Academy, St Margaret's Primary Academy and Ormiston Denes Academy, all within a short distance.

Lowestoft railway station offers regular services to Norwich and onward connections, while frequent bus routes run through the surrounding area, making travel around town straightforward. For downtime, residents are within easy reach of Gunton Woods, North Denes beach and the seafront, offering space to walk, cycle or simply spend time outdoors, creating a balanced setting that suits both day-to-day living and a relaxed coastal pace.

## Agents Note

Freehold

Connected to all mains services.

Please note that the solar panels are rented.



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A bright and welcoming entrance hall creates a practical first impression, with plenty of space for coats, shoes and everyday essentials. The living room is comfortable and well-sized, a relaxed space suited to both unwinding at the end of the day and spending time with friends.

At the heart of the home is a brand-new Howdens kitchen has been carefully planned, featuring quality cabinetry, an integrated double oven, gas hob, dishwasher and fridge/freezer, with plumbing in place for washing appliances. There's ample room for a dining table, making it a natural place to gather.

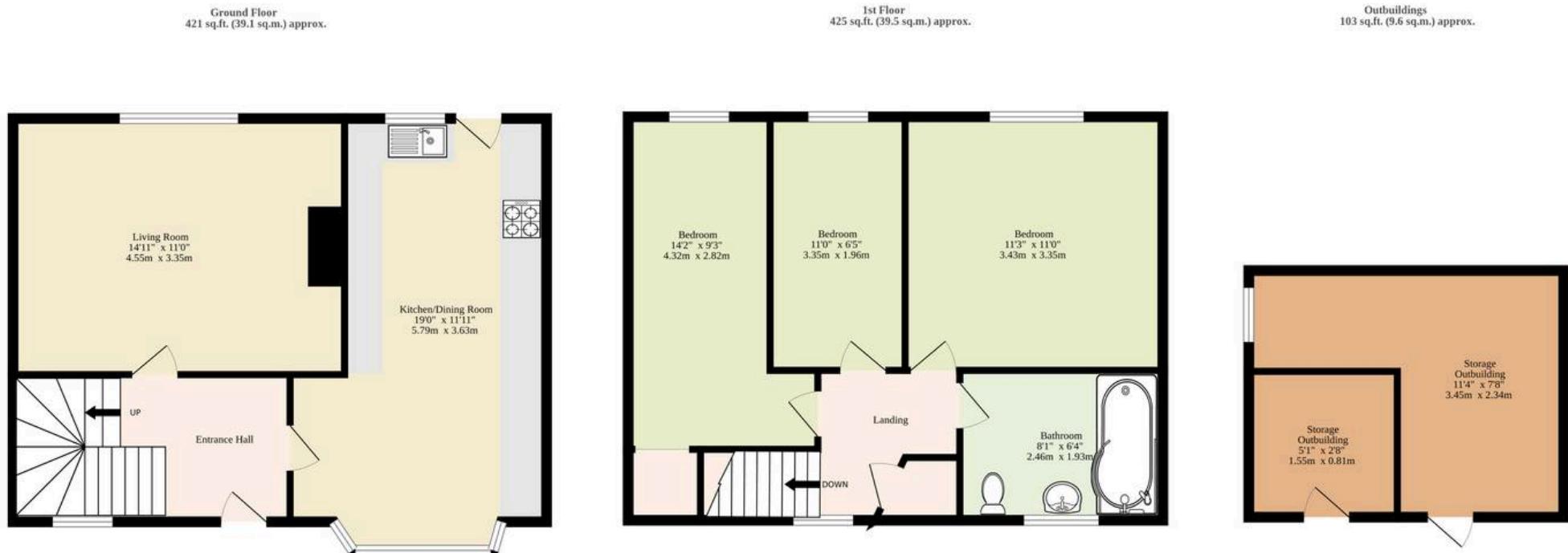
Upstairs, three bedrooms offer flexibility and privacy, easily accommodating family life alongside the option for a home office, dressing room or nursery. The family bathroom is fitted with a contemporary three-piece suite, finished in a clean, understated style.

Outside, the south-facing garden is generous and private, with a patio area for seating, a wide stretch of lawn and a brick-built outbuilding alongside a timber shed, providing useful storage or workspace options. Solar panels contribute to energy efficiency, while the driveway to the front offers off-road parking for up to three vehicles.

Altogether, this is a well-considered home that balances modern finishes with practical living, offering space, flexibility and ease in a well-established part of Lowestoft.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Sqft Includes The Outbuildings.

**TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH



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