



16 Clemence Street, Lowestoft

Lowestoft



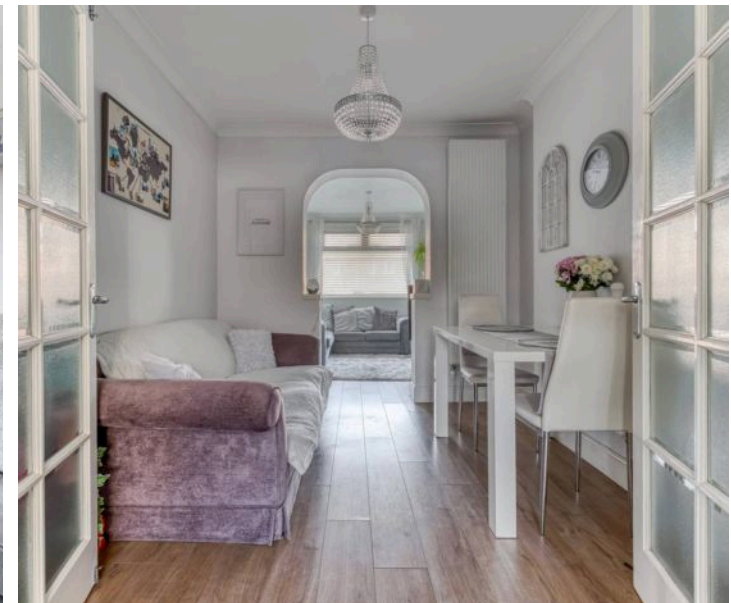
Minors & Brady

16 Clemence Street

Lowestoft

This mid-terrace home in Lowestoft combines practical living with a bright, welcoming atmosphere. The entrance hall leads into flowing living and dining spaces, while the kitchen, complete with quality cabinetry, integrated oven and breakfast bar, makes day-to-day life simple and enjoyable. Upstairs, three bedrooms provide comfort and privacy, with a flexible third room perfect for a home office, nursery, or dressing area, alongside modern bathroom and shower room facilities. Outside, a private, low-maintenance garden with a patio and storage shed offers a quiet retreat, with a rear gate and convenient on-road parking. Suited to first-time buyers, families, or investors, this home balances functionality with a relaxed lifestyle.

- Suitable option for first-time buyers, families or investors!
- Mid-terrace residence positioned in the coastal town of Lowestoft
- Living room showcasing a front-facing window and a decorative fireplace, inviting relaxation and entertaining
- Arched opening into a dining room, creating an effortless flow between the living areas
- Kitchen equipped with quality cabinetry, an integrated oven, under-counter areas for appliances and a breakfast bar unit
- Ample amount of storage space
- A ground-floor family bathroom and a first-floor shower room, both comprising modern fittings and fixtures
- Three bedrooms offering comfort and privacy, with a flexible third bedroom that can be utilised as a home office, nursery or dressing room
- A private, low-maintenance garden featuring a patio for seating, a timber storage shed and a rear gate
- On-road parking available





M&B

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Lowestoft

Location

Clemence Street is a quiet residential street in the northern part of Lowestoft, just a short walk from the town centre and the seafront. Local amenities are close at hand, including small convenience stores, cafés, takeaways, and a selection of independent shops along nearby London Road. Larger supermarkets and everyday services, such as pharmacies and healthcare facilities, are all within easy reach.

Families benefit from nearby schooling options, including Roman Hill Primary School and Red Oak Primary, with secondary education available at East Point Academy and Ormiston Denes Academy. Transport links are convenient: Lowestoft railway station is within walking distance, providing regular connections to Norwich and Ipswich, while several local bus routes connect the street to the town centre, surrounding villages, and coastal areas. Residents enjoy a lifestyle that balances quiet residential living with easy access to local amenities, green spaces, and the sandy beaches along the East Suffolk coast.



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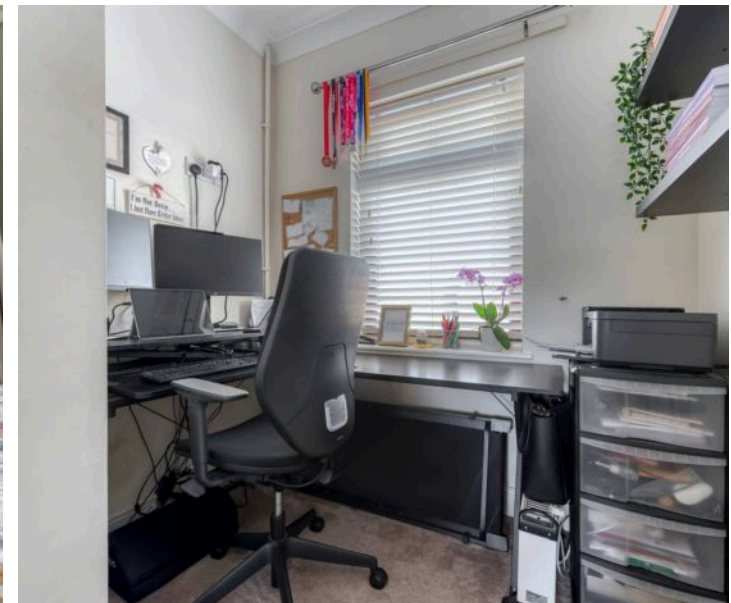
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Set along a quiet street in the coastal town of Lowestoft, this mid-terrace home offers a comfortable, well-balanced lifestyle with spaces that adapt easily to everyday living.

The welcoming entrance hall immediately sets the tone, feeling light and open as it draws you into the heart of the home. An elegant arched opening leads through to the dining room, creating a natural sense of connection between the main living areas, ideal for relaxed evenings or hosting friends without feeling formal or forced.

The flow continues through double doors into a thoughtfully arranged kitchen, fitted with quality cabinetry, an integrated oven and under-counter spaces for appliances, all centred around a practical breakfast bar that suits both busy mornings and casual meals.



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Practicality is well considered, with a modern family bathroom on the ground floor and an additional shower room upstairs, both finished with clean, contemporary fittings. Upstairs, three bedrooms provide comfortable, private spaces, with the third room offering flexibility to suit changing needs, whether that's a home office, nursery or a calm dressing room.


To the rear, the garden is private and easy to maintain, designed for simple enjoyment rather than upkeep. A patio creates a natural spot for outdoor seating, complemented by a timber shed for storage and a rear gate for convenient access. On-road parking is available nearby.

Well suited to first-time buyers, growing families or investors, this home delivers an easy coastal lifestyle with everyday comforts close at hand.

Agents note

Freehold

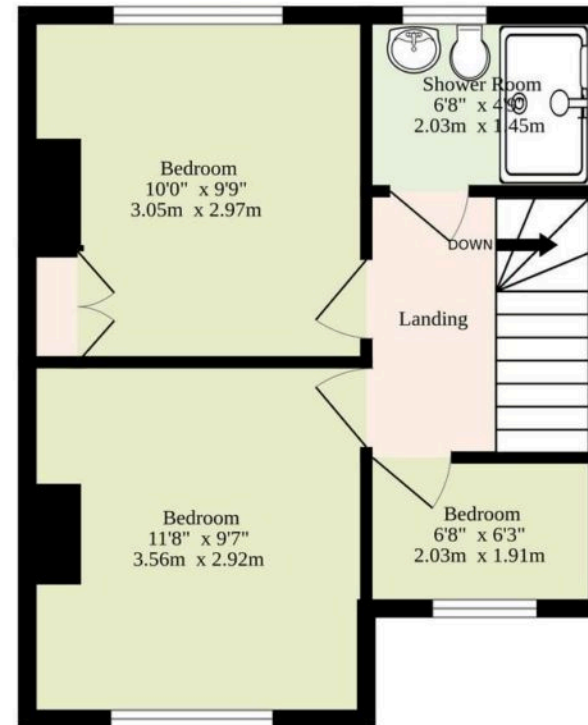


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

Ground Floor
531 sq.ft. (49.3 sq.m.) approx.



1st Floor
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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