



15 Wentworth Way, Lowestoft

Lowestoft



Minors & Brady

15 Wentworth Way

Lowestoft

Set on a quiet residential road in Lowestoft, this charming semi-detached home is perfect for first-time buyers or investors. A welcoming living room with a feature fireplace and spiral staircase flows into a light-filled conservatory overlooking a private, well-maintained garden. The kitchen offers a breakfast bar and integrated appliances, while two double bedrooms provide comfort and privacy. Outside, a large driveway, detached garage, and versatile garden spaces make everyday living effortless. With a newly installed boiler and a location close to the coast, this home offers both lifestyle and practicality.

- Semi-detached residence positioned down a quiet residential road in the coastal town of Lowestoft
- Ideal option for first-time buyers or investors!
- Spacious living room accentuated by a spiral staircase and a feature fireplace, inviting relaxation and entertaining
- Kitchen fitted with a range of cabinetry, an integrated oven, a gas hob, under-counter areas for appliances and a breakfast bar unit
- Light-filled conservatory that extends the reception space, offering views of the garden
- Two double bedrooms offering comfort and privacy
- Bathroom comprising of a classic three-piece suite
- A private, well-maintained garden featuring several seating areas, an artificial lawn and established shrubbery
- A large driveway providing off-road parking for multiple vehicles, a storage shed and a detached garage for storage options
- New boiler installed





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Lowestoft

Location

Wentworth Way is a residential street located in Lowestoft, a coastal town in Suffolk. The street benefits from a quiet, suburban setting while remaining close to essential amenities. Within a short distance, residents can access local shops along Pakefield Street and London Road, including convenience stores, cafes, and takeaway options. For larger shopping trips, the Pakefield Retail Park is nearby, offering a range of supermarkets, household and lifestyle stores, while the Asda Superstore at Belvedere Road serves as the main supermarket for groceries and general shopping.

Families are well served by nearby schools, including East Point Academy, Pakefield Primary School, Westwood Primary School, and Pakefield High School, all within a short drive or walk. Transport links are convenient, with regular bus services connecting the area to Lowestoft town centre and surrounding villages, while Lowestoft railway station provides rail connections to Norwich and other destinations. The location balances everyday practicality with access to coastal leisure, including Pakefield Beach and the South Lowestoft coastline, making it suitable for families, professionals, and anyone seeking a community-oriented lifestyle near the sea.



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Lowestoft, Lowestoft

A welcoming porch provides a practical space for outdoor wear, leading into a spacious living room enhanced by a spiral staircase and a feature fireplace, creating a warm and inviting atmosphere.

The well-appointed kitchen offers a range of cabinetry, an integrated oven, gas hob, under-counter spaces for appliances, and a breakfast bar, perfect for casual dining and socialising.

Extending the living space, a light-filled conservatory overlooks the garden, providing a peaceful spot to enjoy the outdoors from the comfort of home.

Upstairs, two generous double bedrooms offer comfort and privacy, complemented by a classic three-piece bathroom suite, including a bathtub, a hand wash basin and a toilet.

Outside, the private garden is well-maintained and thoughtfully designed, featuring several seating areas, an artificial lawn, and established shrubbery, an ideal setting for outdoor gatherings or quiet relaxation. Practical touches include an outside tap, a large driveway with off-road parking for multiple vehicles, a storage shed, and a detached garage.

Agents Notes

Freehold

Connected to all mains services.

New boiler installed.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 89 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 |

Ground Floor
530 sq.ft. (49.2 sq.m.) approx.

1st Floor
253 sq.ft. (23.5 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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