



30 Hawthorn Avenue, Lowestoft
Lowestoft

Minors & Brady



30 Hawthorn Avenue

Lowestoft

Set in the heart of Lowestoft, this end-of-terrace home offers a bright, modern interior and versatile living spaces. The light-filled living room provides a welcoming spot to relax or entertain, while the open-plan kitchen and dining area is ideal for everyday life. Three adaptable bedrooms offer the potential for a home office, nursery, or dressing room, complemented by a contemporary family bathroom. Outside, a low-maintenance garden with a patio, lawn, storage shed, and brick-built outbuilding creates space for outdoor enjoyment. With nearby amenities and convenient parking, this property is an excellent choice for first-time buyers or investors looking for a home ready to suit their lifestyle.

- End-of-terrace residence positioned in the coastal town of Lowestoft, close to a wide range of essential amenities
- Suitable choice for first-time buyers or investors
- Modern interior that can easily adapt to your own preferences and style
- Light-filled, living room inviting relaxation and entertaining
- Open-plan kitchen/dining room fitted with cabinetry, an integrated oven and under-counter areas for appliances
- Three bedrooms offering comfort and privacy, with the potential to have a home office, dressing room or a nursery
- Family bathroom comprising of a modern three-piece suite
- A private, low-maintenance garden featuring a patio for seating arrangements, a small laid to lawn, a storage shed and a brick-built outbuilding
- Lay-bay available nearby for parking





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Location

Hawthorn Avenue is situated in the residential area of Whitton, in the northern part of Lowestoft, East Suffolk. Local shops and conveniences are within walking distance, including small grocers, a pharmacy, and takeaways, while the wider town centre, less than three miles away, provides larger supermarkets, high street stores, and independent retailers for more extensive shopping.

Families benefit from nearby schools such as Westwood Primary School and East Point Academy, both easily accessible from the street, making the area suitable for households with children of different ages. Transport links are practical: the A12 and A1117 provide road access to surrounding towns, local bus services connect to Lowestoft town centre and the coast, and Oulton Broad South railway station is within a short drive or cycle, offering direct connections to Norwich and Ipswich.

The lifestyle on Hawthorn Avenue combines residential calm with proximity to the coast: residents can enjoy Lowestoft's sandy beaches, promenades, and green spaces within a few minutes' drive, while cafés, sports clubs, and community centres provide options for leisure and social activity.



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Inside, the home boasts a modern interior that offers a blank canvas to adapt to your own preferences and style. The light-filled living room provides a welcoming space for relaxation or entertaining guests.

The open-plan kitchen and dining area is fitted with contemporary cabinetry, an integrated oven, and under-counter spaces for appliances, creating a practical yet inviting heart of the home. A large storage cupboard adds to the sense of space and functionality.

Upstairs, three well-proportioned bedrooms offer comfort and privacy, with versatile options to create a home office, dressing room, or nursery to suit your lifestyle. The family bathroom features a modern three-piece suite, blending style and practicality.

Outside, the property continues to impress with a private, low-maintenance garden. A paved patio offers the perfect spot for outdoor seating, while the small lawn adds greenery without the upkeep. A storage shed and brick-built outbuilding provide additional utility and flexibility.

At the front, a laid-to-lawn garden enhances the home's curb appeal, and a nearby lay-by provides convenient parking.

This residence offers a fantastic opportunity to embrace a coastal lifestyle in a versatile and inviting home, ready to make your own.

Agents Notes

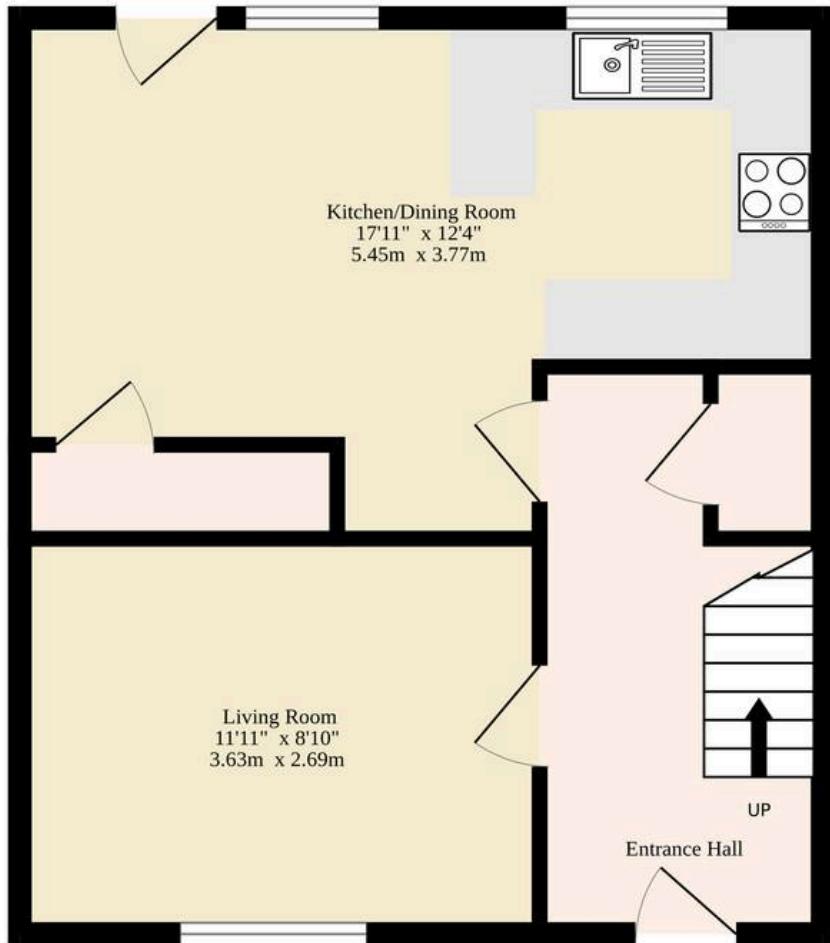
Freehold

Connected to all mains services.

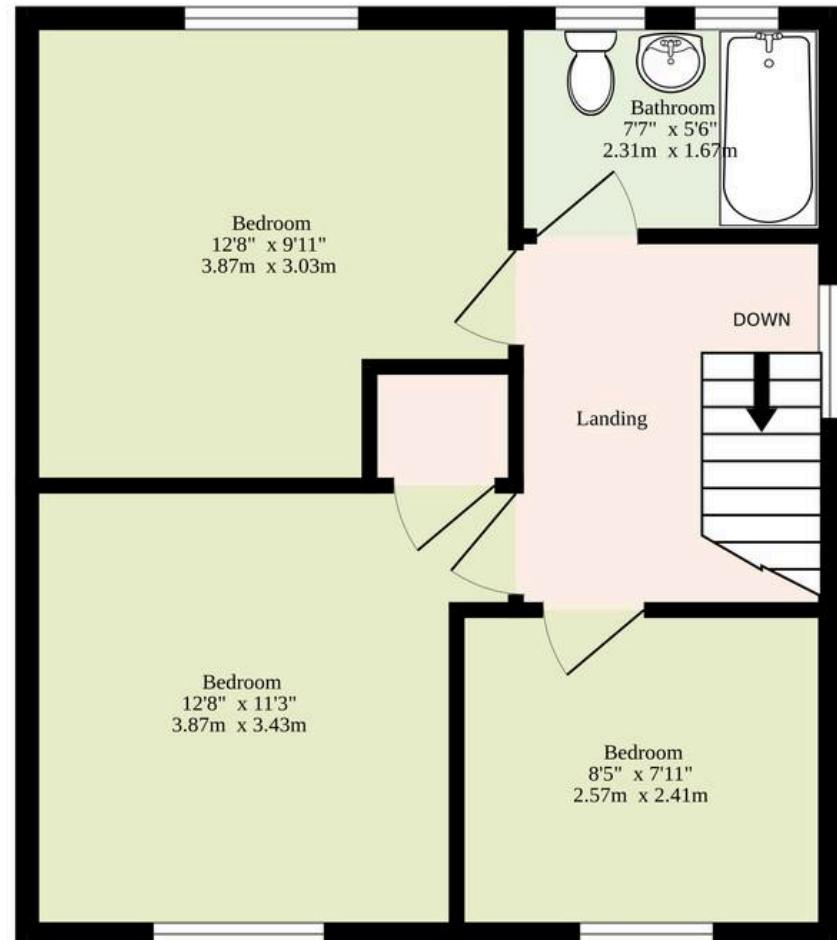


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Ground Floor
392 sq.ft. (36.4 sq.m.) approx.



1st Floor
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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