



36 Minden Road, Lowestoft

Lowestoft



Minors & Brady



# 36 Minden Road

## Lowestoft

This semi-detached home in Lowestoft combines comfort, practicality, and versatility. The open-plan living and dining area, featuring a traditional fireplace, provides a welcoming space for relaxing or entertaining, while the kitchen and utility room offer functional, adaptable spaces for everyday life. Upstairs, three bedrooms and a classic bathroom provide privacy and comfort. Outside, the south-facing garden, timber shed, and driveway for multiple vehicles create a practical and enjoyable outdoor space. Ideal for first-time buyers, small families, or investors, this property offers a well-balanced home with room to make it your own.

- Semi-detached residence positioned in the coastal town of Lowestoft
- Suitable choice for first-time buyers, small families or investors
- Well-presented accommodation, showcasing spacious and flexible rooms that can easily adapt to your own preferences and style
- Open-plan living/dining room accentuated by a traditional fireplace, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a freestanding oven and a utility room for additional storage and laundry appliances
- Three bedrooms offering comfort and privacy, along with a bathroom comprising of a classic three-piece suite
- A large, south-facing garden featuring a maintained lawn, shingle pathways and a timber storage shed
- A driveway providing off-road parking for multiple vehicles
- Gas central heating and double glazed windows







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Lowestoft

## Location

Minden Road is a residential street situated in the Normanston area of Lowestoft, in the northern section of the town. Local amenities are within easy reach: nearby streets host small convenience stores, a newsagent, a pharmacy, and cafés, while larger supermarkets such as Tesco and Aldi are a short drive away along Peto Way. One of Minden Road's strongest lifestyle advantages is its proximity to the coast. Lowestoft's North and South Beaches, along with the promenade and Claremont Pier, are only a short drive or a 20–25-minute walk away.

For families with children, schooling options are conveniently close. Roman Hill Primary School lies within walking distance, and Northfield St Nicholas and St Margaret's primary schools are also accessible in the area. For secondary education, Ormiston Denes Academy and East Point Academy are just a few minutes away by car, making the area appealing to families.

Transport links from Minden Road are practical. Lowestoft railway station is approximately a mile south, providing connections to Ipswich and Norwich, while local bus routes connect residents to the town centre and surrounding villages. The A12 is easily accessible for road travel, and cycle routes run through the area, reflecting Lowestoft's relatively flat terrain.





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Upon entering, you are welcomed by a bright and inviting entrance hall, complete with a practical under-stairs storage cupboard, offering a convenient space to keep everyday essentials tucked away. The open-plan living and dining area forms the heart of the home, featuring a traditional fireplace that creates a warm and inviting atmosphere, perfect for cosy evenings at home or entertaining friends and family.

The kitchen is thoughtfully fitted with cabinetry and a freestanding oven, while the adjoining utility room provides additional storage and space for laundry appliances. A rear hall leads to a further storage cupboard and a convenient WC, ensuring functionality and ease of living.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation and privacy, complemented by a bathroom comprising a classic three-piece suite, including a bathtub, hand wash basin and a toilet.

Outside, the property offers a generously sized, south-facing garden, ideal for outdoor enjoyment. The space is maintained, featuring a laid to lawn, shingle pathways, and a timber storage shed.

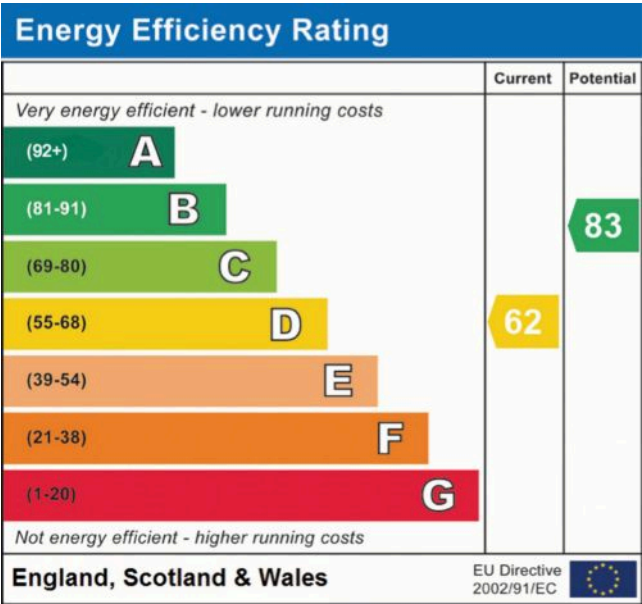
A shingle driveway provides off-road parking for multiple vehicles, adding to the practicality of the home.

With its adaptable layout, generous living space, and outdoor area, this home represents a solid opportunity for buyers seeking a practical, comfortable property with room to make it their own.

### Agents Note

Freehold  
Connected to all mains services.

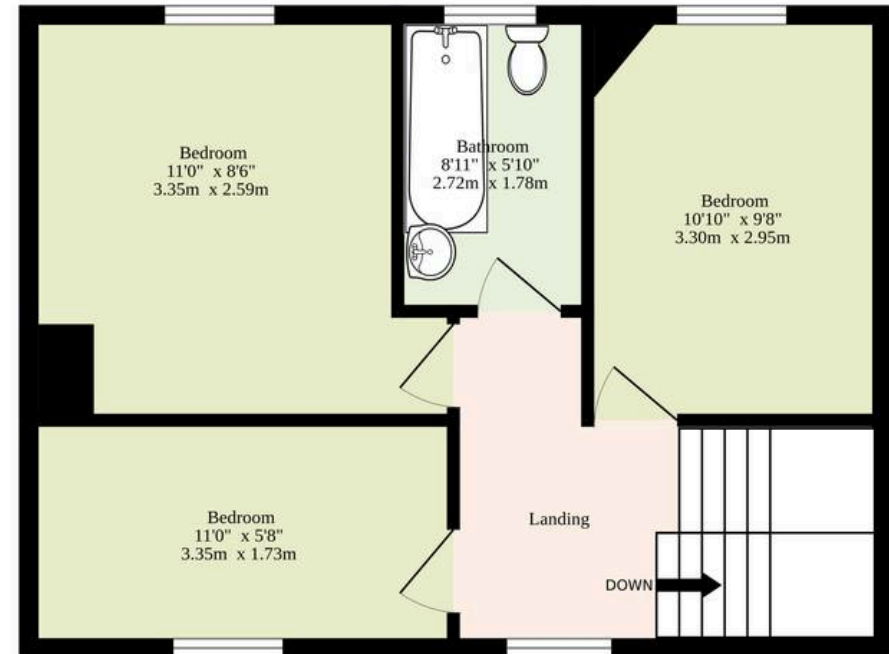
This semi-detached home in Lowestoft combines comfort, practicality, and versatility. The open-plan living and dining



**Ground Floor**  
418 sq.ft. (38.8 sq.m.) approx.



**1st Floor**  
355 sq.ft. (33.0 sq.m.) approx.



**TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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# Minors & Brady

*Your home, our market*



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