



8 Guscott Close, Lowestoft  
Lowestoft



Minors & Brady

# 8 Guscott Close

Lowestoft

Step into a move-in ready home in one of Lowestoft's most desirable areas. This chain-free mid-terrace property on a quiet cul-de-sac in Parkhill has been freshly re-decorated and fitted with brand-new flooring throughout. Featuring an open-plan living and dining area, a modern kitchen with integrated appliances, two double bedrooms with built-in wardrobes, and a classic three-piece bathroom, it offers comfortable and practical living. Outside, a private low-maintenance garden with seating areas and a timber shed, along with a paved driveway, completes the picture. Perfect for first-time buyers or investors, this home combines convenience, style, and a peaceful setting, ready to enjoy from day one.

- Chain free
- Amazing opportunity for first-time buyers or investors!
- Mid-terrace residence positioned down a quiet residential cul-de-sac in the desirable Parkhill area, within the coastal town of Lowestoft
- Re-decorated, with brand-new flooring throughout
- Open-plan living/dining room creating an effortless flow for everyday living, inviting relaxation and entertaining
- Kitchen fitted with quality cabinetry, an integrated oven, a gas hob and under-counter areas for appliances
- Two double bedrooms offering comfort and privacy, both benefiting from built-in wardrobes
- Bathroom comprising of a classic three-piece suite
- A private, low-maintenance garden with seating areas and a timber storage shed
- Paved driveway providing off-road parking





M&B

# 8 Guscott Close

Lowestoft, Lowestoft

## Location

Guscott Close is located in the established Parkhill area of Lowestoft, a coastal town in Suffolk. The street forms part of a quiet residential cul-de-sac, providing a peaceful setting while remaining close to everyday amenities. A Tesco supermarket is just a short distance away, alongside smaller local shops and services for daily needs. Lowestoft town centre, with a broader selection of shops, cafes, and restaurants, is easily reached by car or local bus.

For families, the area benefits from several schooling options. Gunton Primary Academy and Woods Loke Primary School are the nearest primary schools, while Benjamin Britten Academy of Music and Mathematics serves older students within easy reach.

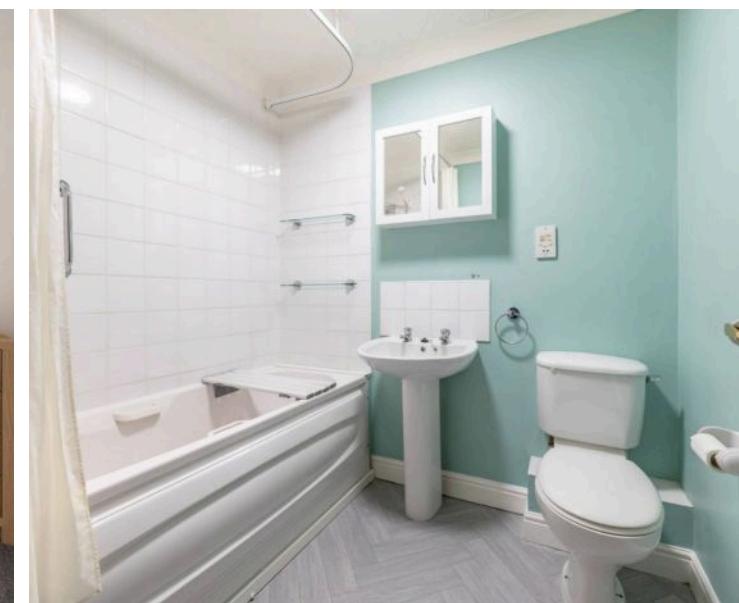
Transport links are convenient, with local bus routes connecting Parkhill to the town centre, Oulton Broad, and surrounding areas. Lowestoft railway station, approximately 2 miles away, provides services to Norwich, Ipswich, and beyond, while the A12 and A47 offer straightforward road access across Suffolk and Norfolk.

## Agents Notes

Freehold

Connected to all mains services.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



# 8 Guscott Close

Lowestoft

Situated at the end of a quiet residential cul-de-sac in the sought-after Parkhill area, this mid-terrace home is a fantastic opportunity for first-time buyers or investors. Presented chain free, the property has been recently re-decorated and features brand-new flooring throughout, so it's ready to move into.

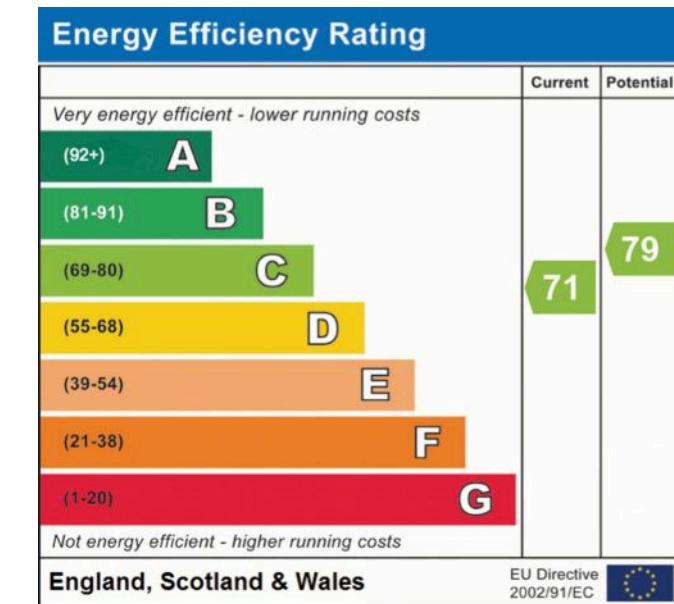
The open-plan living and dining room provides a bright and inviting space, ideal for relaxing, spending time with family, or entertaining friends. The natural layout allows for easy daily living while maintaining a comfortable, airy feel.

The kitchen is fitted with quality cabinetry, an integrated oven, a gas hob, and practical under-counter spaces for appliances, offering both style and functionality for day-to-day life.

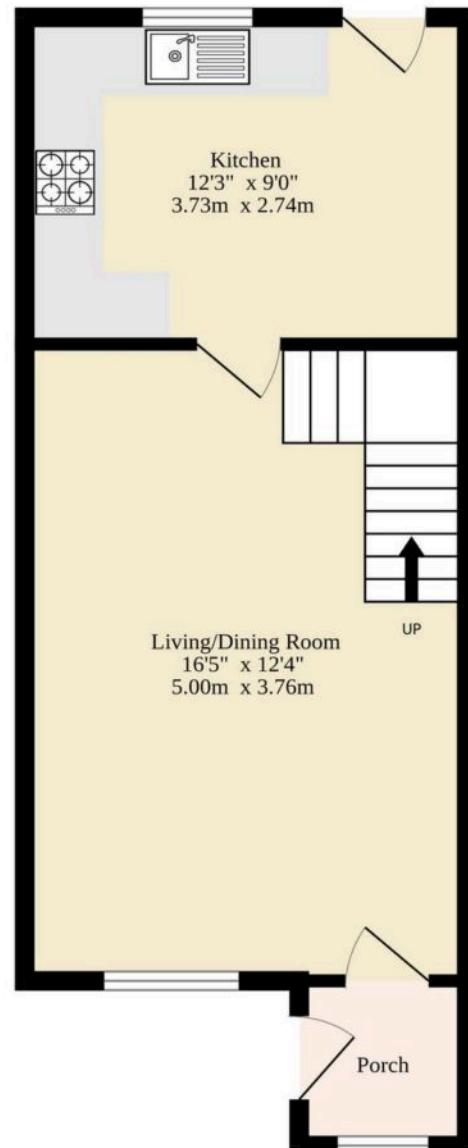
Upstairs, two well-proportioned double bedrooms provide comfort and privacy, each with built-in wardrobes to keep the rooms tidy and organised. The bathroom features a classic three-piece suite, offering a practical and timeless space.

Outside, a private, low-maintenance garden offers seating areas for enjoying the outdoors and includes a timber storage shed. A paved driveway provides convenient off-road parking.

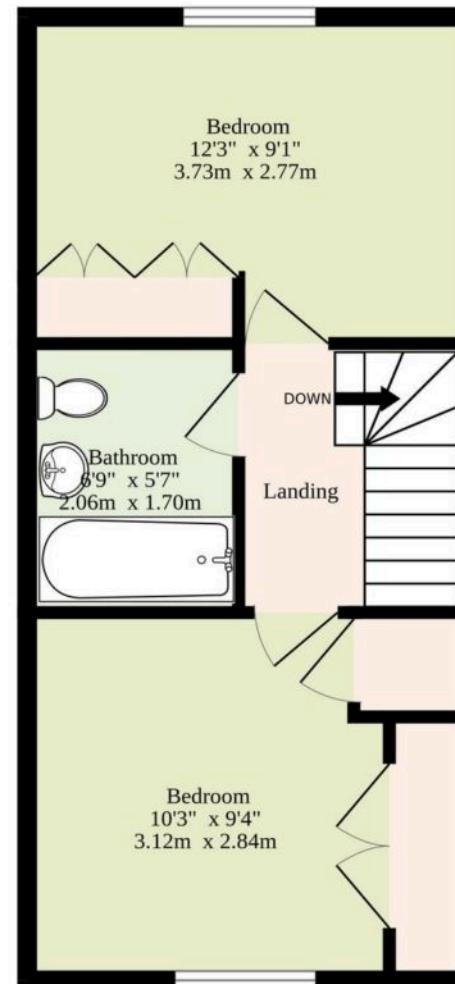
This home delivers ready-to-enjoy living in a quiet, accessible location, perfect for a variety of lifestyles.



Ground Floor  
330 sq.ft. (30.7 sq.m.) approx.



1st Floor  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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