



35 Jenkins Green, Lowestoft

Lowestoft



Minors & Brady

35 Jenkins Green

Lowestoft

Set down a quiet cul-de-sac in the desirable Parkhill estate, this detached family home blends modern living with a sense of calm and privacy. Over recent years, the property has been thoughtfully updated, featuring a contemporary Wren kitchen, stylish bathroom suites, and bright, light-filled rooms throughout. Four bedrooms, including a principal with private en-suite, offer comfort and personal space, while the sitting and dining rooms create a natural flow for family life and entertaining. Outside, a maintained garden, patio, driveway, and garage complete the picture, making this an ideal home for those seeking both practicality and a peaceful Lowestoft setting.



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- Detached residence positioned down a quiet residential road in the desirable Parkhill estate in Lowestoft
- Beautiful family home with modern upgrades over the past few years, including a brand-new Wren kitchen, bathroom suites and double-glazed windows
- Spacious, light-filled sitting room accentuated by a decorative fireplace, with internal double doors opening into the dining room, creating an effortless flow
- Contemporary Wren kitchen equipped with quality gloss cabinetry, integrated appliances and a functional utility room
- A ground-floor WC and as first-floor family bathroom comprising of a modern three-piece suite
- Four bedrooms offering comfort and privacy, all with built-in wardrobes, with the principal bedroom benefiting from a private en-suite
- A private, maintained garden featuring a patio for seating, a laid to lawn and a timber storage shed
- A brick-weave driveway providing off-road parking and a garage for storage options, with the potential to convert into additional accommodation (stpp)
- Close to a essential amenities, including shops, schools and transport links



35 Jenkins Green

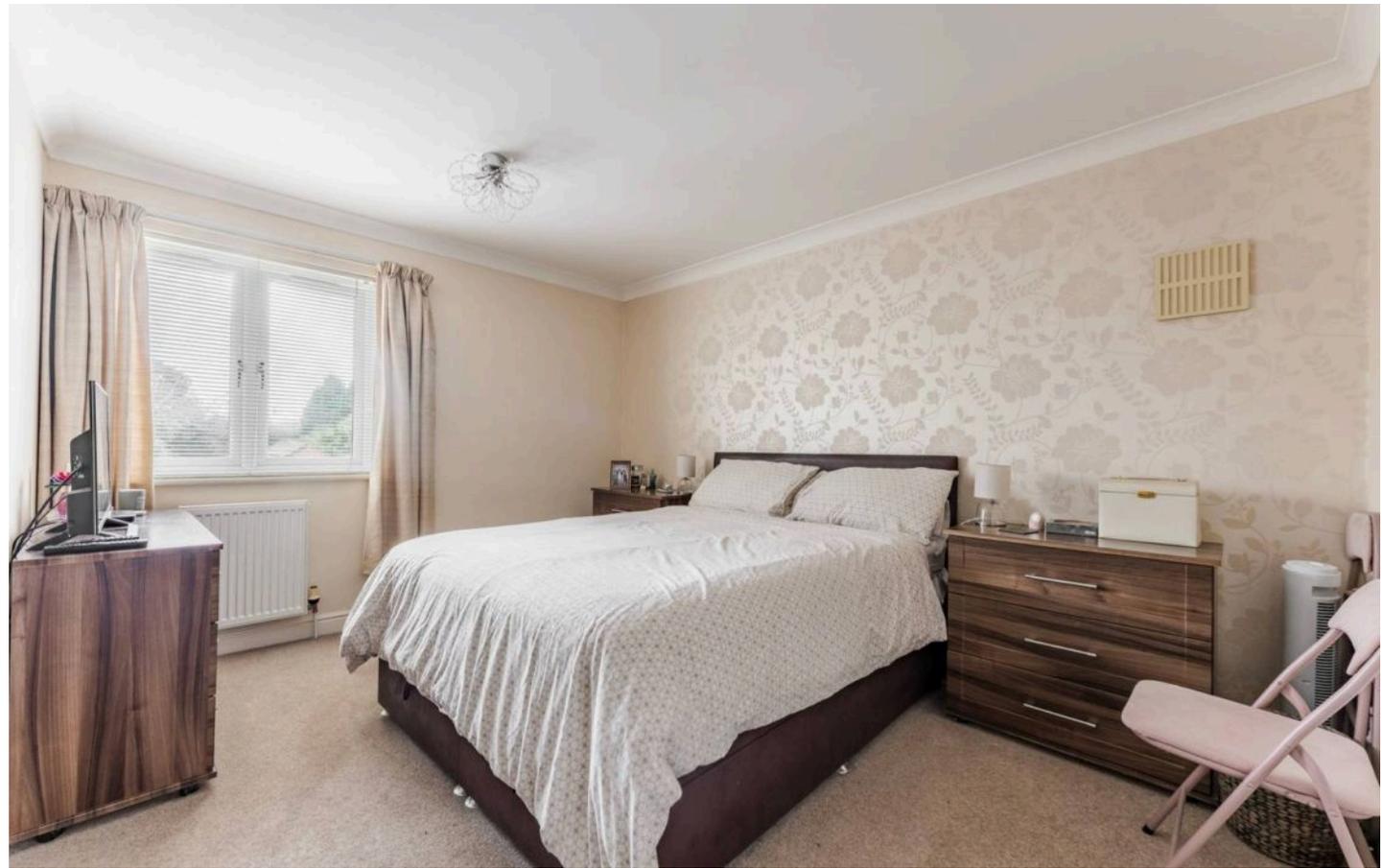
Lowestoft

Location

Jenkins Green sits within the established Parkhill estate in the northern area of Lowestoft, providing a practical and accessible residential setting. The estate is primarily made up of detached and semi-detached homes, many set around small green spaces and quiet streets, offering a sense of community without being isolated. For shopping, residents have convenient options nearby, including a Tesco Superstore and an Aldi, both within a short drive, making everyday essentials easily accessible.

Families benefit from a number of local schools, with options for primary education within walking distance, such as Gunton Primary Academy, and secondary schools like Benjamin Britten Academy of Music and Mathematics and Ormiston Denes Academy reachable with a short commute.

Transport links are practical, with regular bus services connecting Parkhill to Lowestoft town centre, surrounding suburbs, and further afield to Great Yarmouth and Norwich. Rail travel is also convenient, with Oulton Broad North and Lowestoft railway stations nearby, offering access along the East Suffolk Line.



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Positioned down a quiet residential road in the highly sought-after Parkhill estate, this detached residence combines modern comfort with a welcoming, family-friendly atmosphere. Recent upgrades include a brand-new Wren kitchen, stylish bathroom suites, and double-glazed windows throughout, enhancing both functionality and contemporary living.

Step through the welcoming entrance hall into a bright and airy interior. The sitting room, filled with natural light, features a decorative fireplace, while internal double doors open into the dining room, creating an effortless flow for relaxed family life and entertaining. French doors lead directly to the private garden, seamlessly connecting indoor and outdoor spaces.

The contemporary Wren kitchen offers quality gloss cabinetry, durable worktops, integrated appliances, and a functional utility room with plumbing for a washing machine, designed for everyday family life.

A ground-floor WC adds convenience, complemented upstairs by a modern family bathroom with a sleek three-piece suite.



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Four well-proportioned bedrooms provide privacy and comfort, all with built-in wardrobes. The principal bedroom benefits from a private en-suite.

Outside, the garden is thoughtfully maintained, featuring a patio for outdoor dining, a laid-to-lawn area, and a timber shed for storage. A brick-weave driveway provides off-road parking, and the garage offers additional storage or potential to convert into extra accommodation (stpp).

This home offers modern living within a peaceful, desirable community, an ideal setting for family life in Lowestoft.

Agents Notes

Freehold

Connected to all mains services.

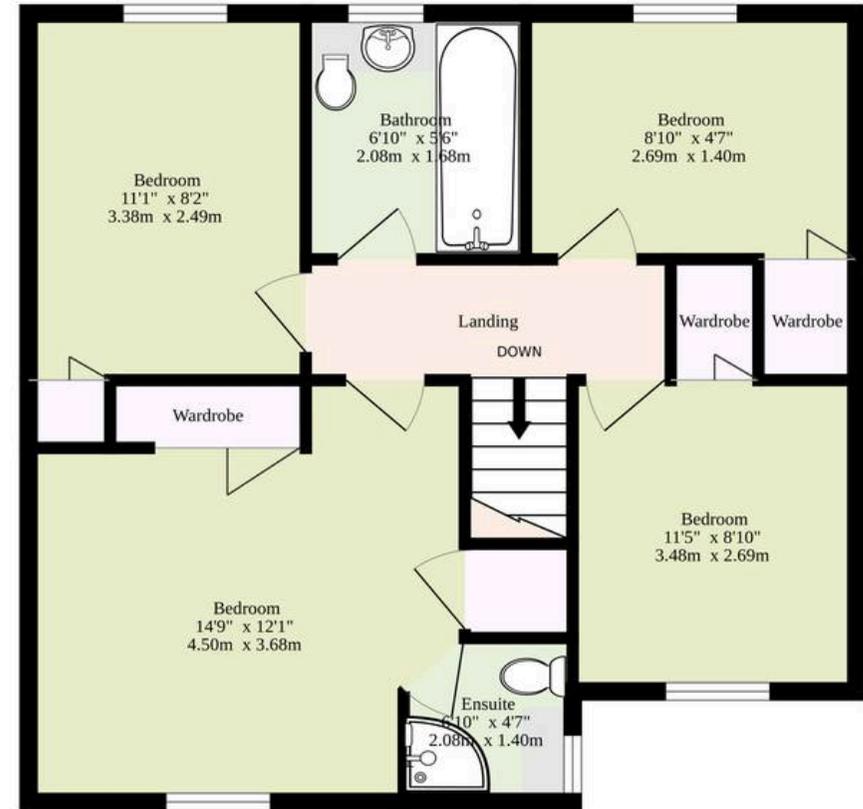


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
660 sq.ft. (61.3 sq.m.) approx.



1st Floor
505 sq.ft. (46.9 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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