



39 Quinnell Way, Lowestoft
Lowestoft



Minors & Brady

39 Quinnell Way

Lowestoft

Set within the coastal town of Lowestoft, this inviting semi-detached home offers a relaxed place to settle, with spaces that suit everyday living just as well as quiet evenings in or time spent with friends and family. Well presented throughout and thoughtfully laid out, it appeals to first-time buyers, small families, and investors, with practical features such as a brand-new combi boiler, generous living space, and a private garden that's easy to enjoy. A home that feels comfortable from the moment you step inside, it offers a straightforward, low-maintenance lifestyle close to the coast.

Location

Quinnell Way is a quiet residential street close to the Gunton area of Lowestoft, a coastal town in Suffolk. Local shops for everyday essentials are a short distance away along Yarmouth Road and nearby streets, including small convenience stores and takeaways, while larger supermarkets such as Tesco, Lidl, and the retail outlets at North Quay are accessible by car or bus. For families, Gunton Primary Academy and Woods Loke Primary School provide nearby primary education, while Benjamin Britten Academy of Music & Mathematics and Ormiston Denes Academy serve secondary students, with East Coast College available for further education.

Transport connections are convenient, with local bus routes linking the area to Lowestoft town centre, the seafront, and surrounding suburbs, while Oulton Broad North and Lowestoft railway stations offer regional rail connections toward Norwich and Ipswich. The area combines the calm of suburban living with practical access to schools, shops, and green spaces such as Foxburrow Wood, allowing residents to balance everyday convenience with proximity to the coast and outdoor recreation.

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- Semi-detached residence positioned in the coastal town of Lowestoft
- Suitable choice for first-time buyers, small families or investors looking for a home that is well-presented
- Brand-new combi boiler installed
- Spacious living room with a large front-facing window, inviting relaxation and entertaining
- Kitchen/dining room fitted with Olive green cabinetry, an integrated oven, plumbing for a washing machine and space for a fridge/freezer
- Light-filled conservatory with an insulated roof, that extends the reception space whilst offering views of the garden
- Three bedrooms offering comfort and privacy, one with a private en-suite and all bedrooms benefit from built-in storage cupboards
- Family bathroom comprising of a classic three-piece suite
- A private garden featuring a patio for seating arrangements, a laid to lawn and plenty of space for a storage shed or a summerhouse if required
- A paved driveway providing off-road parking and a detached garage for storage options



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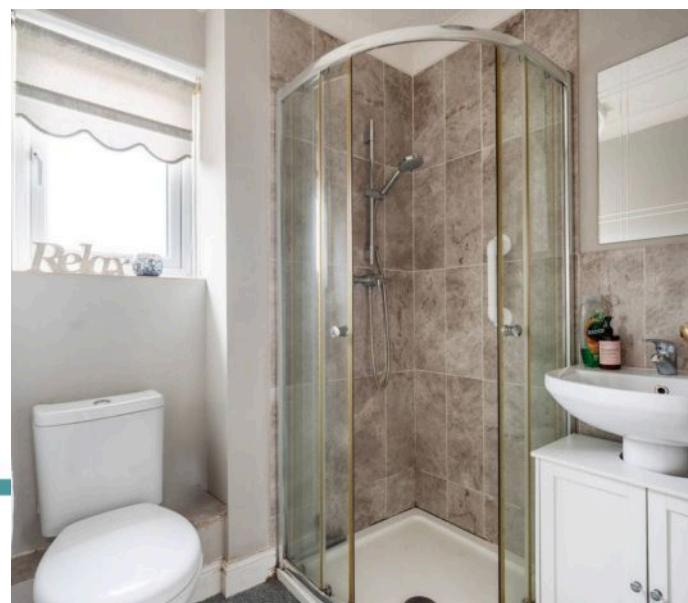
Positioned within the coastal town of Lowestoft, this well-presented semi-detached residence offers a comfortable and practical home, ideal for first-time buyers, small families, or investors seeking a property that is ready to move into.

The accommodation begins with a welcoming entrance hall, complemented by a convenient ground-floor WC. A spacious living room sits to the front of the property, where a large window allows natural light to fill the space, creating an inviting setting for everyday living and entertaining.

To the rear, the kitchen/dining room is thoughtfully arranged with olive green cabinetry, an integrated oven, plumbing for a washing machine, and space for a fridge/freezer, providing a functional and sociable area.

A light-filled conservatory with an insulated roof extends the living space and offers pleasant views over the garden, making it suitable for use throughout the year. This versatile room lends itself well to dining, relaxing, or working from home.

Upstairs, there are three bedrooms offering comfort and privacy, all benefiting from built-in storage cupboards. The main bedroom features a private en-suite with a newly fitted shower head, while the remaining bedrooms are served by a family bathroom fitted with a classic three-piece suite.



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Further benefits include updated loft insulation and a brand-new combi boiler, contributing to the home's efficiency.

Outside, the private rear garden features a patio area for seating, a laid-to-lawn section, and ample space for a storage shed or summerhouse if required.

To the front, a paved driveway provides off-road parking, alongside a detached garage offering additional storage.

Overall, this is a well-maintained home that offers a comfortable layout and an easy lifestyle within a popular coastal location, making it a strong option for a wide range of buyers.

Agents Notes

Freehold

Connected to all mains.



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Ground Floor
613 sq.ft. (56.9 sq.m.) approx

1st Floor
323 sq.ft. (30.0 sq.m.) approx



Sqft Includes The Garage

TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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