

Minors & Brady
OULTON BROAD
FOR SALE
01502 447788

16 Hervey Street, Lowestoft

Lowestoft



Minors & Brady

16 Hervey Street

Lowestoft

This semi-detached family home offers spacious and practical living with a welcoming entrance hall leading to an open-plan lounge and dining area, flowing into a bright conservatory.

The modern kitchen and bathroom provide contemporary comfort, while three well-proportioned bedrooms ensure plenty of space for family life. Gas central heating, UPVC double glazing, and vertical blinds add practicality, and fully enclosed front and rear gardens, a decked pergola area, and a larger-than-average garage complete the property.

Conveniently located near local shops, schools, and excellent transport links, it is well suited to family living.

- Semi-detached residence positioned down a residential road in the coastal town of Lowestoft
- Perfect choice for first-time buyers, families or investors
- Bright, spacious conservatory with recently insulated roof
- Modern kitchen with integrated appliances and practical work surfaces
- Three bedrooms offering comfort and privacy
- Updated bathroom with panelled bath and rainfall shower
- Fully enclosed gardens to the front and rear with a decked pergola area for seating arrangements
- Larger-than-average garage with off-road parking for two vehicles
- Convenient location close to local shops, schools, and transport links





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Location

Hervey Street is located in the northern part of Lowestoft, a coastal town in Suffolk known for its maritime history and proximity to the North Sea. Local shopping is convenient, with small independent shops and convenience stores scattered nearby, and larger retail options in the town centre or at North Quay Retail Park just a short drive away. Cafés, bakeries, and a few local pubs provide everyday amenities within easy reach.

For families, Hervey Street is well situated near schools. Roman Hill Primary School lies within walking distance, while Red Oak Primary School and St Margaret's Primary Academy are also nearby. Secondary education options include East Point Academy, Ormiston Denes Academy, and Benjamin Britten Academy of Music and Mathematics, all accessible by a short bus ride or drive.

Transport links are practical: Lowestoft railway station is a few minutes away by bus or car, connecting residents to Norwich, Ipswich, and beyond via the East Suffolk Line. Bus services run along main roads nearby, providing easy access across Lowestoft and to neighbouring villages. The A12 and A47 are the closest main roads, linking the town to the wider region.



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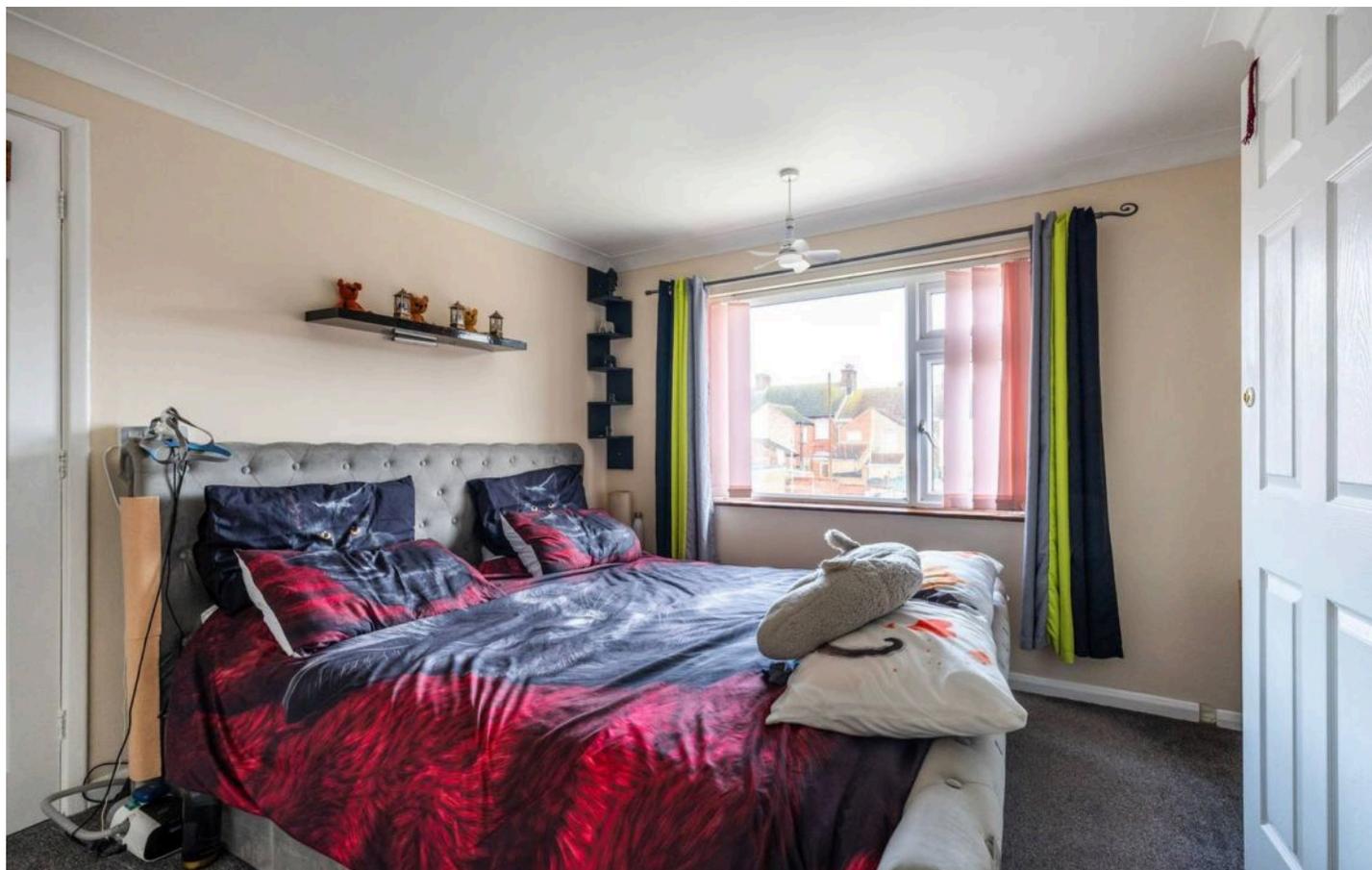
16 Hervey Street

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A porch entrance leads into a welcoming entrance hall, setting the tone for the practical and inviting spaces throughout.

The open-plan living and dining room is at the heart of the home, offering a bright, flexible space that easily accommodates both everyday living and entertaining. Large windows at the front let in natural light, while French doors to the rear open onto the conservatory, creating a seamless flow and a sense of openness. The living room includes a feature fireplace, adding character, while the dining space provides ample room for family meals. The design allows furniture to be arranged in multiple ways, making it both functional and welcoming.

The kitchen has been thoughtfully updated to combine style and functionality. It features a full range of modern units with durable work surfaces and practical wall panels, an inset composite sink with mixer tap, and integrated appliances including a double oven, microwave, high-speed induction hob with extractor, and fridge-freezer. There is also space for a dishwasher, and a stable door opens directly to the rear garden, allowing easy access for outdoor dining or carrying groceries straight in. Downlights and laminate flooring create a clean, contemporary feel, making the kitchen both practical and welcoming, a central hub for everyday life.



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The bathroom has also been modernised, with a panelled bath and rainfall and handheld shower heads, a wall-mounted wash basin set into drawers, heated towel rail, tiled walls, and an obscure window.

Gas central heating with a combi boiler and UPVC double glazing throughout ensures comfort, while vertical blinds on all windows provide both style and practicality.

The front garden is shingled with mature plants and shrubs, leading to the porch and entrance hall, with gated access to the rear. The rear garden features a lawn, planted borders, a decked area with pergola, outdoor lighting, tap, and pedestrian access to the garage. Secure off-road parking at the rear and permit parking at the front is available.

Agents Notes

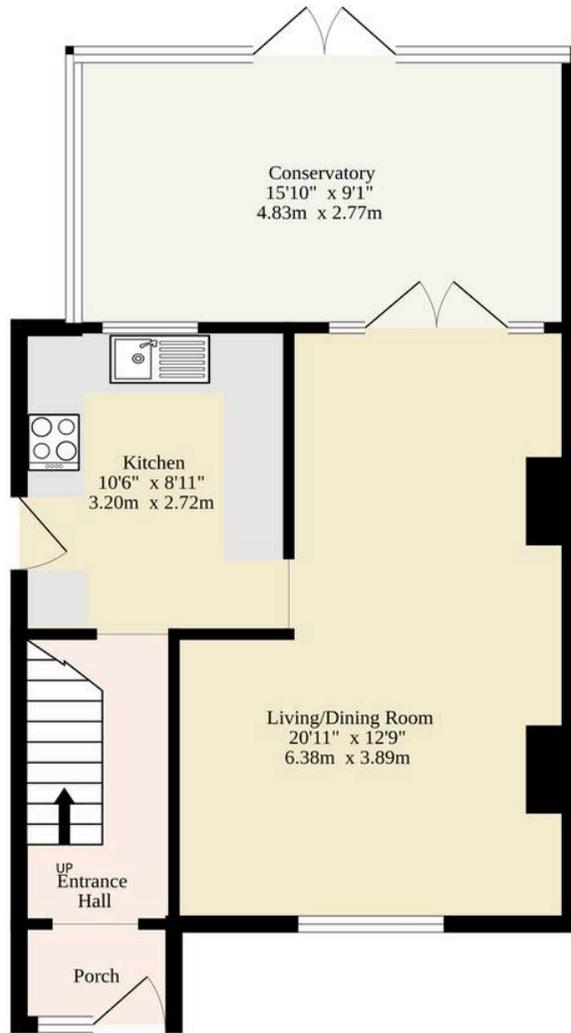
Freehold

Connected to all mains services.

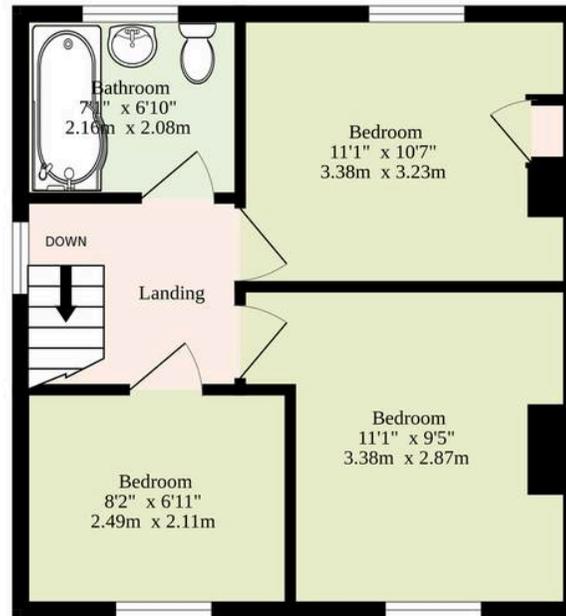
Permit parking: £35



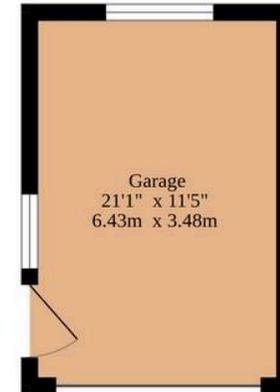
Ground Floor
554 sq.ft. (51.5 sq.m.) approx.



1st Floor
365 sq.ft. (33.9 sq.m.) approx.



Garage
242 sq.ft. (22.5 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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
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 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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