



281 Gorleston Road, Lowestoft

Lowestoft



Minors & Brady

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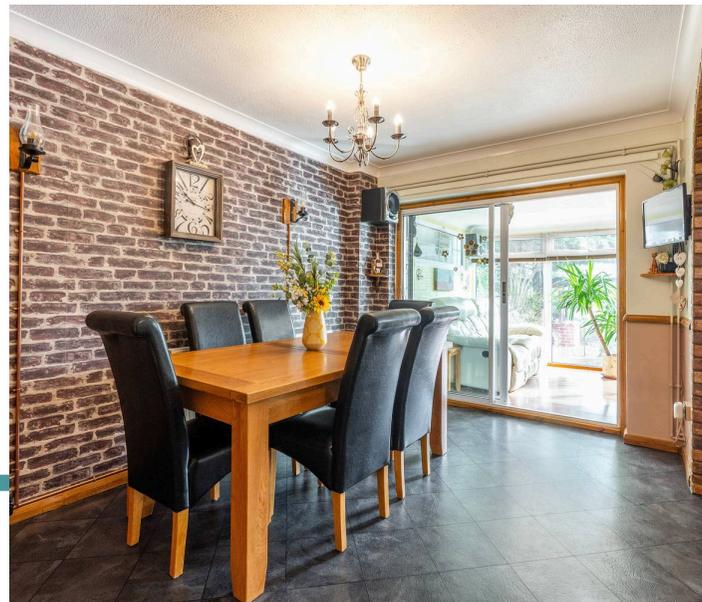
Sunlight fills every corner of this semi-detached home on a popular road in Oulton, Lowestoft, creating a warm and welcoming atmosphere for family life. Offering 1,236 sqft of adaptable living space, it features a front sitting room with a bay window, a dining area that opens into a sunroom overlooking the garden, and a practical kitchen with integrated appliances. Upstairs, three bedrooms and a modern bathroom provide comfort and privacy, while the extensive garden, pergola, greenhouse, and workshop make outdoor living and hobbies easy to enjoy. Recent updates, including a new boiler, radiators, and internal doors, mean the home is ready for the next chapter.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



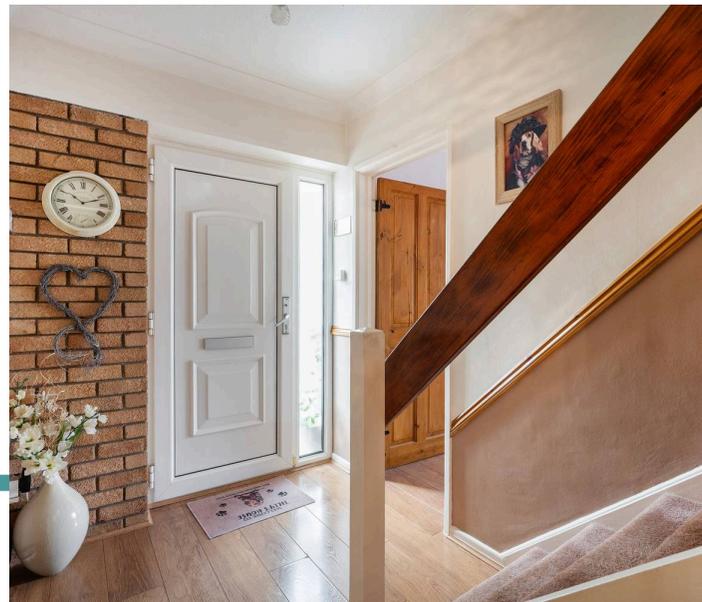
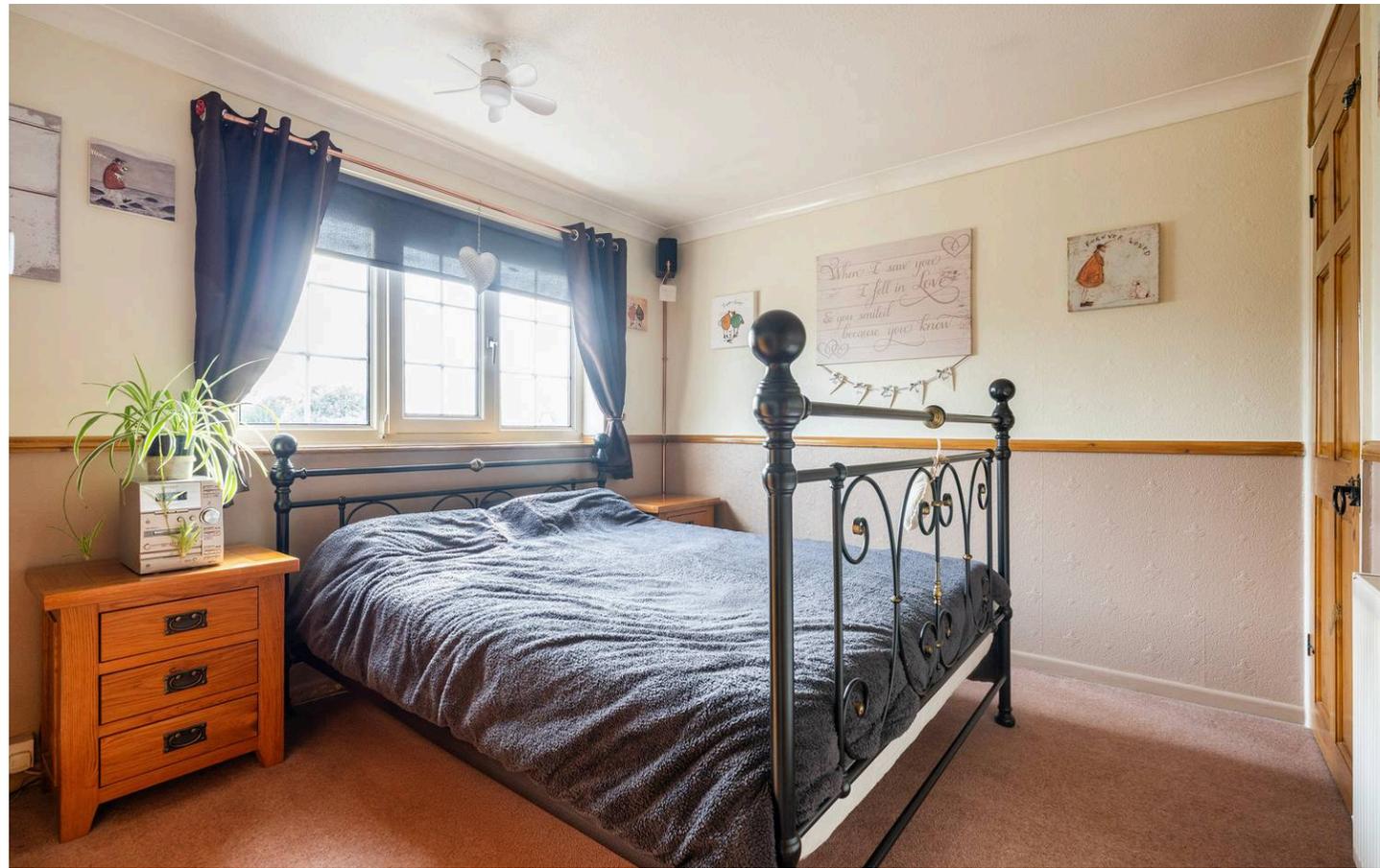


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- Down a popular road in the Oulton area of Lowestoft, lies this semi-detached residence that presents itself as a wonderful family home
- 1,236sqft of spacious, well-presented accommodation that can easily adapt to your lifestyle preferences, with recent upgrades of a new boiler, radiators and internal doors
- Large sitting room with a front-facing bay window that floods the space in natural light, inviting relaxation and entertaining
- Formal dining room with sliding doors that flows into the sun room, with French doors and windows that overlooks the garden
- Kitchen equipped with a range of cabinetry, an integrated oven and under-counter areas for appliances
- Three bedrooms offering comfort and privacy, along with a modern bathroom comprising of a three-piece suite
- An extensive, private garden featuring a brick-weave patio, a pergola for seating arrangements, a sweeping lawn and established beds
- A greenhouse for garden enthusiasts, a timber storage shed and a workshop
- A paved driveway providing off-road parking
- Close to essential amenities, including an Aldi, a Tesco superstore, local schools, parks and transport links



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Oulton, Lowestoft

Gorleston Road is situated in the Oulton area of Lowestoft, a quiet residential neighbourhood. The street lies close to the scenic waterways of Oulton Broad, giving residents easy access to waterfront walks and recreational opportunities. For shopping and leisure, North Quay Retail Park is just a short drive away, offering a range of large-format stores, cafes, and essential services. In addition, Aldi and Tesco stores are accessible within minutes, while smaller local shops along nearby roads meet daily convenience needs. Outdoor leisure is well catered for, with Nicholas Everitt Park on the waterfront providing open lawns and walking paths, and Normanston Park offering sports pitches, playgrounds, and community green space.

Families benefit from a variety of schooling options close to Gorleston Road. Primary schools such as Woods Loke Primary, Oulton Broad Primary, and The Limes Primary Academy serve younger children, while secondary education is provided by East Point Academy and Ormiston Denes Academy, both easily reachable by car or local bus.

Transport links make commuting straightforward. Oulton Broad North and Oulton Broad South railway stations provide connections along the East Suffolk Line, while a network of local buses links the area to Lowestoft town centre, the seafront, and surrounding villages. Main roads like the A146 and A47 are also nearby, facilitating travel by car.



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Down a popular road in the Oulton area of Lowestoft, this semi-detached residence offers spacious, flexible living for a family. With 1,236 sqft of well-presented accommodation, recent updates including a new boiler, radiators, and internal doors ensure a comfortable, modern home ready to move into. A side porch entrance, ideal for outdoor wear, leads into the entrance hall, which sets a welcoming tone. The sitting room at the front features a bay window that fills the space with natural light, perfect for relaxing or entertaining. The formal dining room flows through sliding doors into the sunroom, where French doors and large windows provide views of the garden and create a light, airy space.

The kitchen offers a range of cabinetry, an integrated oven, and under-counter spaces for appliances, combining practicality with style. Upstairs, three bedrooms provide comfort and privacy, with flexible use as an office, dressing room, or nursery, complemented by a modern bathroom with a three-piece suite.

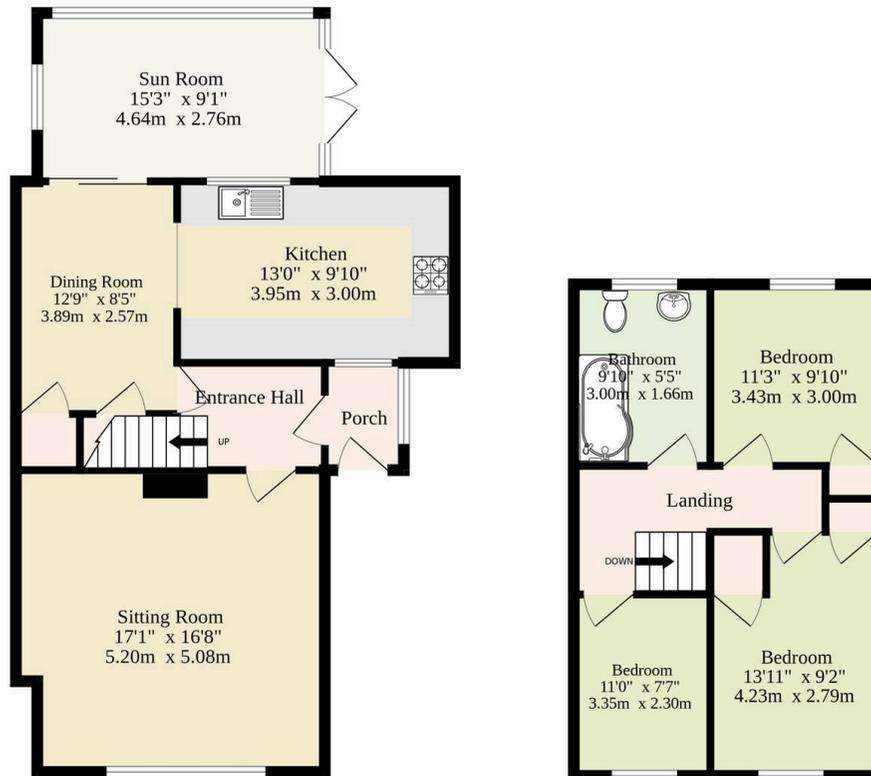
Outside, the private garden is extensive and well-maintained, featuring a brick-weave patio, pergola for seating, sweeping lawn, and established beds. A greenhouse, timber shed, and workshop offer additional storage and space for hobbies. A paved driveway provides off-road parking.

This home offers adaptable living in a convenient location, with spaces that suit everyday family life as well as entertaining friends and enjoying the outdoors.



Ground Floor
775 sq.ft. (72.0 sq.m.) approx.

1st Floor
461 sq.ft. (42.8 sq.m.) approx.



Sqft Includes The Workshop.

TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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