



46 Waveney Crescent, Lowestoft

Lowestoft



Minors & Brady

46 Waveney Crescent

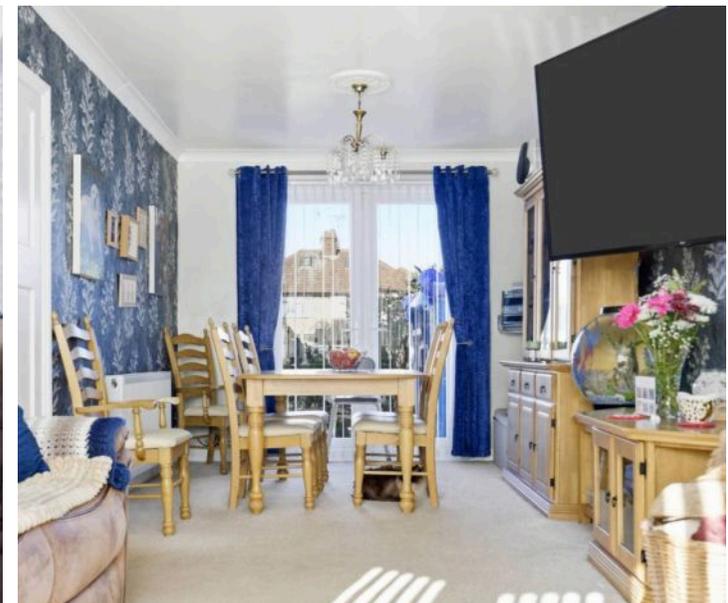
Lowestoft

A home full of warmth, character, and potential, ready to be shaped to your own lifestyle. This semi-detached residence on a quiet residential road in Lowestoft offers family-friendly living with a bright open-plan living and dining area, complete with a cosy wood burner and French doors to the garden. The fitted kitchen provides ample cabinetry, a range-style oven, and space for your own appliances, with a stable door for practical side access. Three comfortable bedrooms and a contemporary family bathroom offer privacy and ease, while the private garden features patios, a maintained lawn, established beds, a wood store, and a storage shed. Off-road parking is available on the paved driveway, with additional on-street spaces, making this a welcoming and practical home for everyday family life.

Agents Notes

Freehold

Connected to all mains services.



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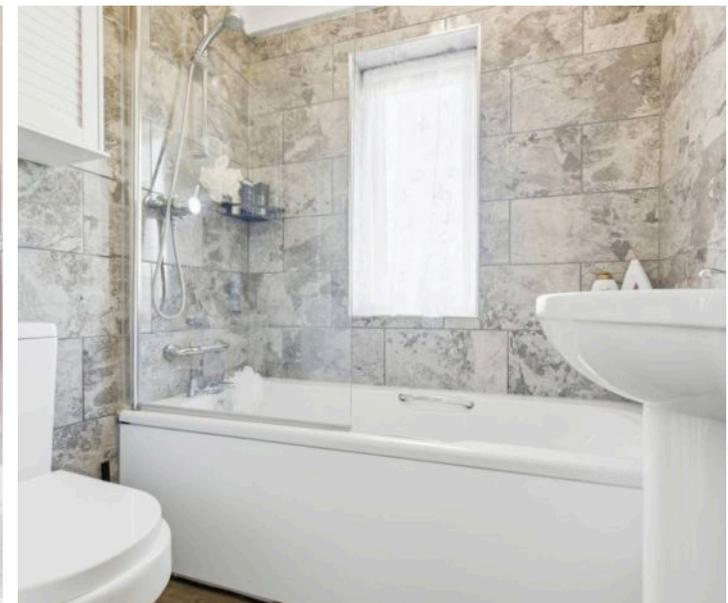
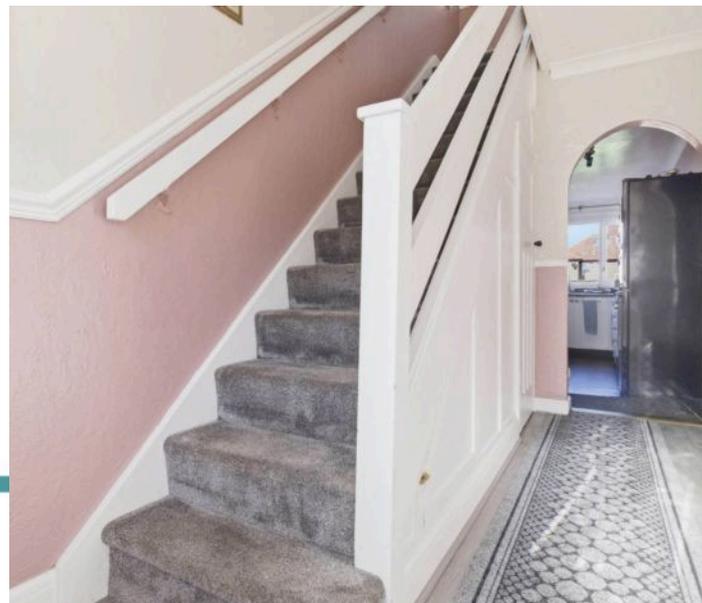


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Lowestoft

- Down a quiet residential road in the coastal town of Lowestoft, lies this semi-detached residence that is ideal for family living
- Well-presented with bright and airy interiors, that can easily adapt to your own preferences and style
- Open-plan living and dining room that creates an effortless flow for everyday living and entertaining, complemented by a cosy wood burner and French doors out to the garden
- Kitchen fitted with cabinetry, a range-style oven and areas for your own appliances, with a stable door to the side of the residence
- Three bedrooms offering comfort and privacy, ready to be personalised to suit your own taste
- Family bathroom comprising of a contemporary three-piece suite, including a bathtub, hand wash basin and a toilet
- A private garden featuring several patios for seating, a maintained lawn, established beds, a wood store and a storage shed
- Paved driveway providing off-road parking for one vehicle, as well as on-road parking available nearby
- Easy access to a wide range of essential amenities, including shops, schools, transport links and the scenic coastline



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Waveney Crescent is located in the Kirkley area of Lowestoft, a coastal town in Suffolk on England's east coast. It sits a short distance inland from Lowestoft's southern seafront, giving residents easy access to the town's beaches, promenade, and open green spaces such as Kirkley Recreation Ground.

Everyday amenities are within walking distance. Small local shops serve daily needs, and larger supermarkets like Co-op and Morrisons are only a short drive or cycle away. The Crescent is also close to independent cafes, takeaway outlets, and small retail units scattered along nearby streets, providing practical convenience without the bustle of the town centre.

Families benefit from a range of nearby schools. East Point Academy serves secondary pupils, while primary education options include Red Oak Primary School and Phoenix St Peter Academy, all within a few minutes' walk or cycle. This makes school commutes straightforward and manageable.

Transport connections are convenient for both local and regional travel. Waveney Crescent is a short distance from the main A12 and A1117 roads, linking Lowestoft to Norwich and other parts of Suffolk. Lowestoft railway station is under two miles away, offering services toward Norwich, Ipswich, and beyond. Local bus routes run along the surrounding streets, connecting residents to central Lowestoft, Oulton Broad, and neighbouring communities.



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Down a quiet residential road in the coastal town of Lowestoft, this semi-detached residence presents a bright and inviting home, designed for comfortable family living. Step through the welcoming entrance hall and you are immediately drawn into a home that offers light-filled and flexible interiors, ready to adapt to your own style and needs.

The open-plan living and dining room forms the heart of the home, offering a natural flow for both everyday life and entertaining. A cosy wood burner provides a focal point for relaxing evenings, while French doors open onto the garden, creating a seamless connection between indoor and outdoor living.

The kitchen is thoughtfully fitted with cabinetry, a range-style oven, and generous space for your own appliances. A stable door to the side of the home provides convenient access, perfect for everyday practicality.

Three well-sized bedrooms offer peace and privacy, each a flexible space that can be personalised to suit your family's lifestyle. The contemporary family bathroom is finished with a clean, three-piece suite, including a bathtub, hand wash basin, and toilet, combining functionality with a modern touch.

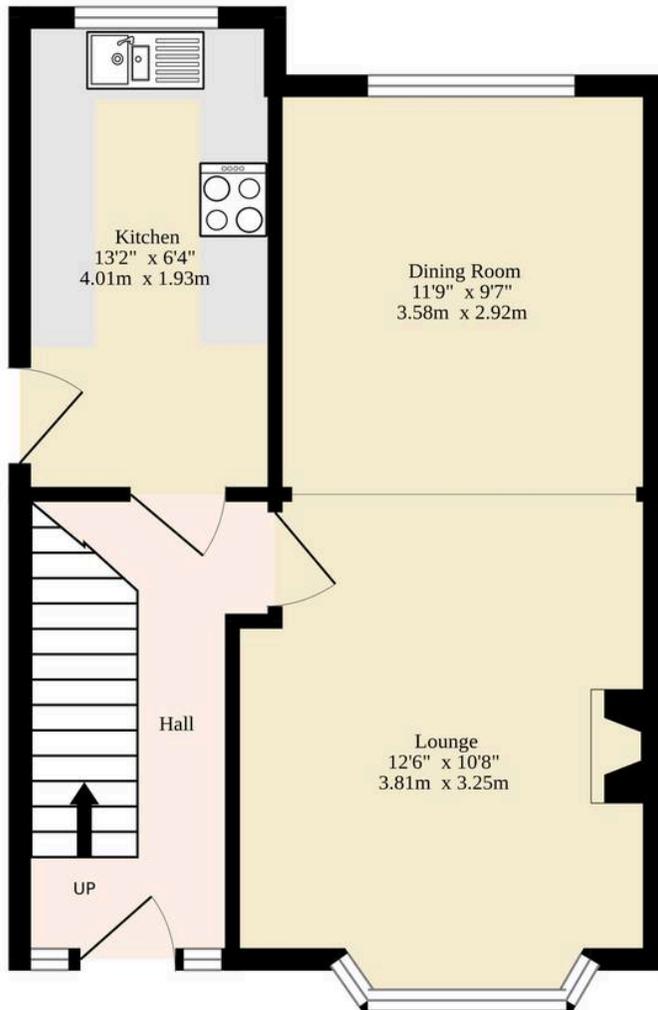
Outside, the private garden offers a variety of spaces to enjoy. Several patios provide seating areas for relaxation or summer BBQs, while the well-maintained lawn and established beds add colour and interest. A wood store and storage shed offer storage for logs and garden equipment.

Off-road parking is provided by a paved driveway for one vehicle, with additional on-street parking available.

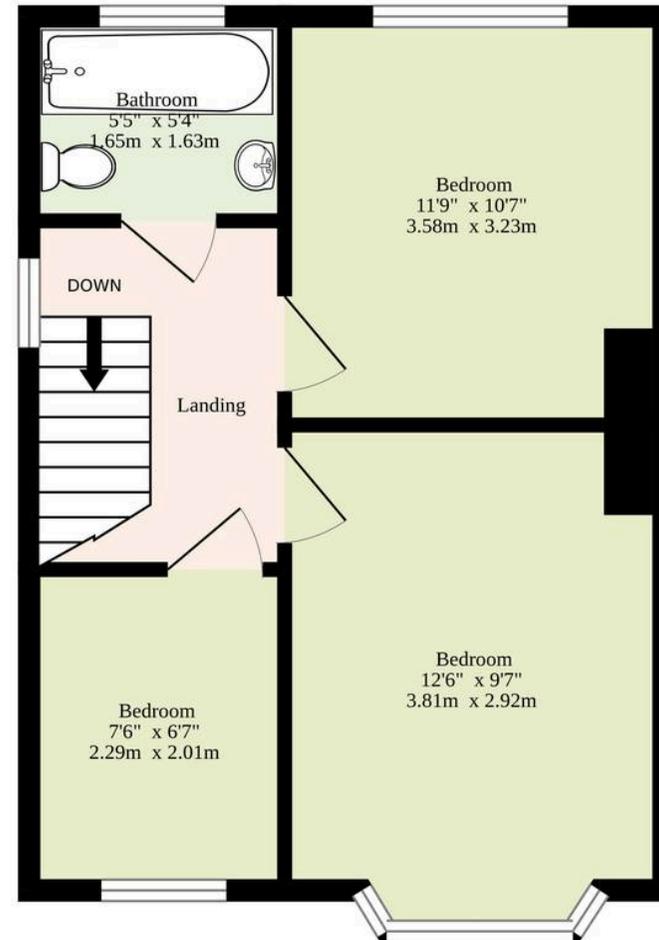
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Ground Floor
422 sq.ft. (39.2 sq.m.) approx.



1st Floor
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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