



Wedgewood Court, North Parade, Wedgewood Court North Parade

Lowestoft



Minors & Brady

Wedgewood Court, North Parade

Wedgewood Court North Parade, Lowestoft

Offered chain free, this second-floor flat occupies a prominent position in Lowestoft, just moments from the coastline and the open green of Denes Oval. Filled with natural light and retaining its original character, including high ceilings, large sash windows, and feature fireplaces, the home offers a spacious living room, two generous double bedrooms, a practical kitchen, and a classic three-piece bathroom. With its combination of period charm, well-proportioned rooms, and convenient location, it is an ideal purchase for first-time buyers or investors looking for a property ready to move into or let.

Agents Notes

Leasehold

Service charge: £1,400 p/a.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Gunton

Wedgewood Court is situated in the Gunton area of Lowestoft, a residential suburb to the northeast of the town centre. Its location provides convenient access to the coastline, with the sandy beaches and dunes of the North Sea just a short drive or cycle ride away, ideal for walking, running, or enjoying the open coastal scenery. Denes Oval, one of Lowestoft's key recreational grounds, is also within easy reach, offering football pitches, cricket greens, and community sports facilities.

The town centre is approximately 2 miles away, offering a full range of amenities, from supermarkets and high-street shops to cafés, restaurants, and leisure options. Within Gunton itself, residents benefit from local convenience shops, small eateries, and daily services that make everyday life straightforward without needing to travel far.

For families, Gunton Primary Academy serves the area for primary education, while secondary schooling is available nearby at Ormiston Denes Academy and Benjamin Britten Academy, all easily accessible by car, bike, or local bus routes.

Transport links are practical: local buses connect Gunton with the town centre and surrounding areas, while Lowestoft railway station provides services to Norwich and Ipswich. The area balances a peaceful residential environment with access to Lowestoft's amenities, coastal leisure, and green spaces, making it well-suited for both families and those seeking a quieter coastal lifestyle.



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This second-floor flat occupies a prominent position on one of Lowestoft's most desirable roads, just moments from the town's sweeping coastline and the expanse of Denes Oval.

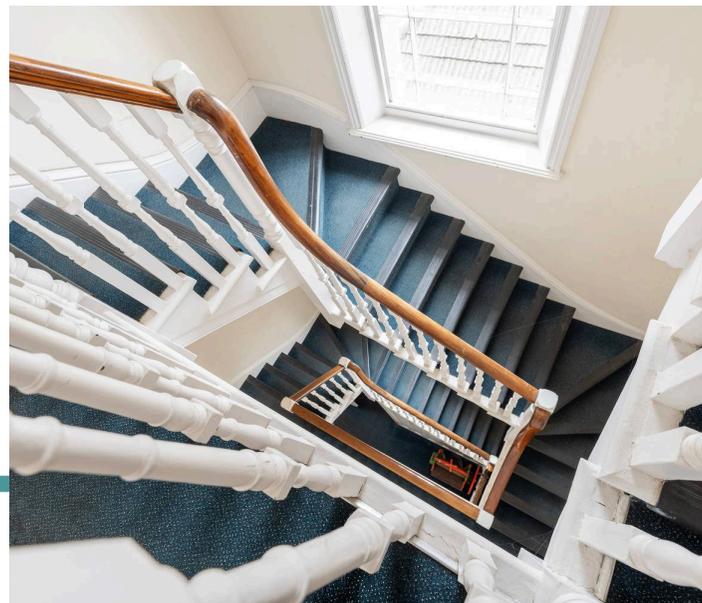
This charming residence retains much of its original character, from soaring ceilings and generously proportioned sash windows to the distinctive feature fireplaces that lend a sense of period grace throughout.

Upon entering, the communal hall sets a welcoming tone. The living room, at the heart of the flat, is exceptionally light, with sunlight streaming through the large sash windows, highlighting the intricately detailed fireplace and bespoke built-in shelving. The space is ideal for relaxed evenings at home or entertaining, offering both warmth and a sense of airiness rarely found in centrally located flats.

The kitchen is well-appointed, with a practical arrangement of units, an integrated oven, and plumbing ready for a washing machine, making day-to-day living straightforward.

Two well-proportioned double bedrooms offer comfortable accommodation, each benefiting from the light and space afforded by the property's high ceilings. The bathroom complements the home's timeless appeal with a classic three-piece suite, offering a clean and inviting space to start or end the day.

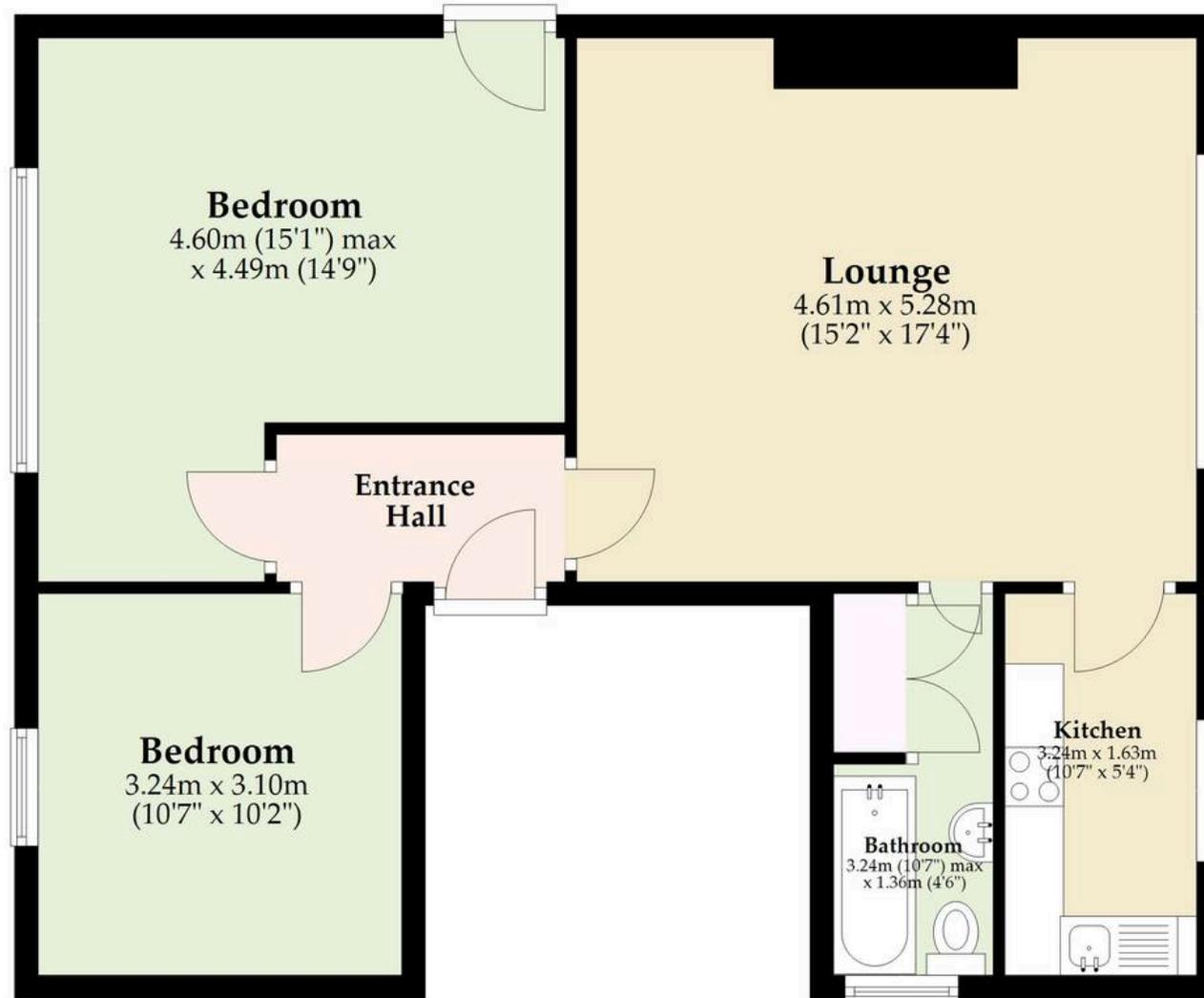
Safety and peace of mind have been thoughtfully addressed, with all fire alarms updated to current regulations and brand-new fire doors recently installed throughout the property.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 62.2 sq. metres (669.8 sq. feet)
(excluding Bathroom)



Total area: approx. 62.2 sq. metres (669.8 sq. feet)

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.

Plan produced using PlanUp.

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