



55 Clemence Street, Lowestoft

Lowestoft



Minors & Brady

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Lowestoft

This well-presented mid-terrace home offers a bright and flexible interior, perfect for first-time buyers or investors. It features a spacious sitting and dining room that is ideal for both relaxing and entertaining, alongside a modern kitchen with integrated appliances. Upstairs, three comfortable bedrooms are served by a stylish family bathroom with a rainfall shower, while the low-maintenance rear garden provides a private and secure outdoor space for children, pets, or casual enjoyment. Practical storage throughout and a welcoming entrance hall complete a home designed for everyday living and easy convenience.

- Mid-terrace residence positioned down a residential road in the coastal town of Lowestoft
- Suitable choice for first-time buyers or investors
- Spacious and well-presented accommodation that can easily adapt to your lifestyle preferences and style
- Dual aspect living/dining room creating an effortless flow for everyday living and entertaining
- Kitchen fitted with modern cabinetry, integrated appliances, under-counter areas for a washing machine and a dishwasher
- Three bedrooms offering comfort and privacy, along with a family bathroom comprising of a three-piece suite, including a rainfall shower
- Flexibility to have a home office, a dressing room or a nursery, depending on your own requirements
- A private, low-maintenance garden with seating areas, an artificial lawn and a timber shed
- Easy access to local shops, schools for all ages, transport links and the scenic coastline



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Clemence Street is a quiet, primarily residential street in northern Lowestoft, a coastal town in East Suffolk, located just over a mile from the town centre, making shops, cafés, and local services easily accessible on foot or by a short drive. Residents also benefit from proximity to North Quay Retail Park, which offers larger retailers, supermarkets, and dining options within minutes.

For families, several schools are nearby. Roman Hill Primary School and Red Oak Primary School are the closest primary schools, while East Point Academy and Ormiston Denes Academy provide secondary education. Special provision is available at Ashley School for students with additional needs.

Transport links are convenient: Lowestoft railway station is within walking distance, providing services to Norwich, Ipswich, and beyond. Regular bus routes connect the street to the town centre, surrounding villages, and the coastline, making commuting or leisure travel straightforward.



M&B

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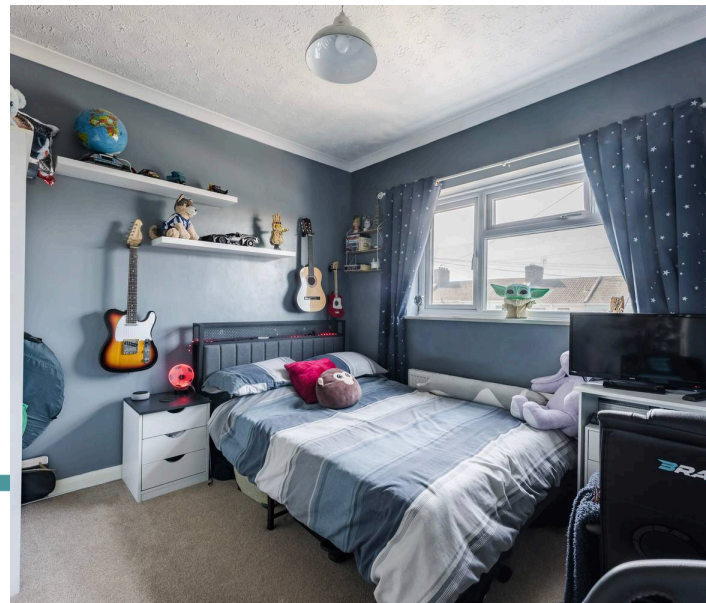
Lowestoft

This well-presented mid-terrace home offers comfortable and versatile accommodation, making it an ideal choice for first-time buyers, families, or those seeking a convenient location close to local amenities. Approached via a low-level brick weave frontage and a small courtyard, the property presents a welcoming façade with direct access to the main entrance.

Upon entering, the hall provides a practical and inviting introduction, with tiled-effect flooring underfoot and stairs rising gracefully to the first-floor landing. A generous storage cupboard beneath the stairs offers potential for built-in storage or a compact study area, while a further cupboard beyond presents the opportunity to incorporate a ground-floor WC if desired. From the hall, doors lead seamlessly to the kitchen and the main living space, ensuring a functional and fluid layout.

The heart of the home is the dual-aspect sitting and dining room, which is bright and airy thanks to large windows at both the front and rear. Fitted carpet underfoot enhances the sense of comfort, while the generous proportions allow for both relaxed seating and a formal dining area, perfect for everyday living or entertaining guests.

Adjacent to this space, the kitchen is thoughtfully designed with a u-shaped arrangement of contemporary wall and base units. Integrated appliances include a gas hob with extractor above, an eye-level electric oven, and ample provision for white goods, including fridge-freezer, dishwasher, and washing machine. Wood-effect flooring and a rear-facing uPVC door provide a practical finish, leading directly to the rear garden.



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Upstairs, the landing provides access to three bedrooms, all of which are finished with fitted carpet and benefit from uPVC double glazing. The two larger bedrooms offer comfortable double accommodation, while the third bedroom is versatile, well-suited as a dressing room, home office, or nursery.

The family bathroom has been thoughtfully modernised and features a white three-piece suite, including a mixer tap with a thermostatically controlled twin-head rainfall shower over the bath, storage under the hand-wash basin, and a heated towel rail.

The rear garden is designed for low-maintenance living, enclosed by timber panel fencing to create a private and secure environment for children or pets. A central artificial lawn provides a green outlook throughout the year, while a hard-standing pathway leads to rear gated access, completing the outside space with practicality and ease of upkeep in mind.

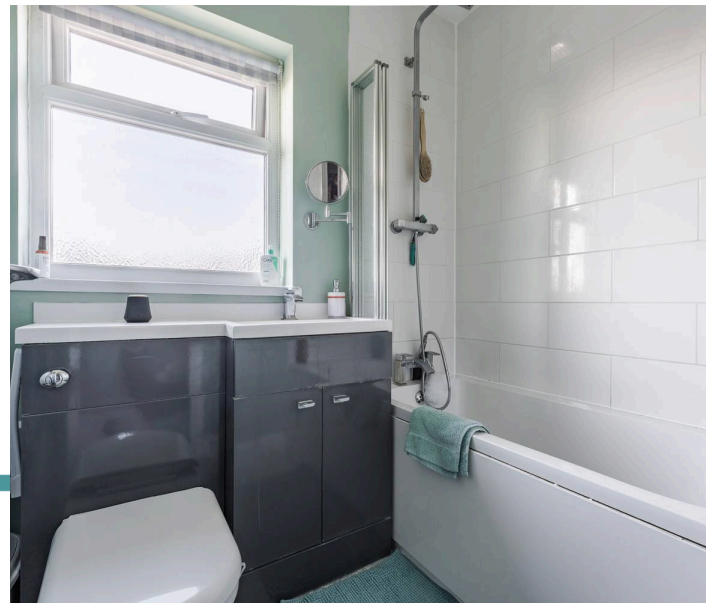
Overall, this property combines well-considered living spaces with a convenient location, offering a comfortable and versatile home that is ready to meet the needs of modern family life.

Agents Notes

Freehold

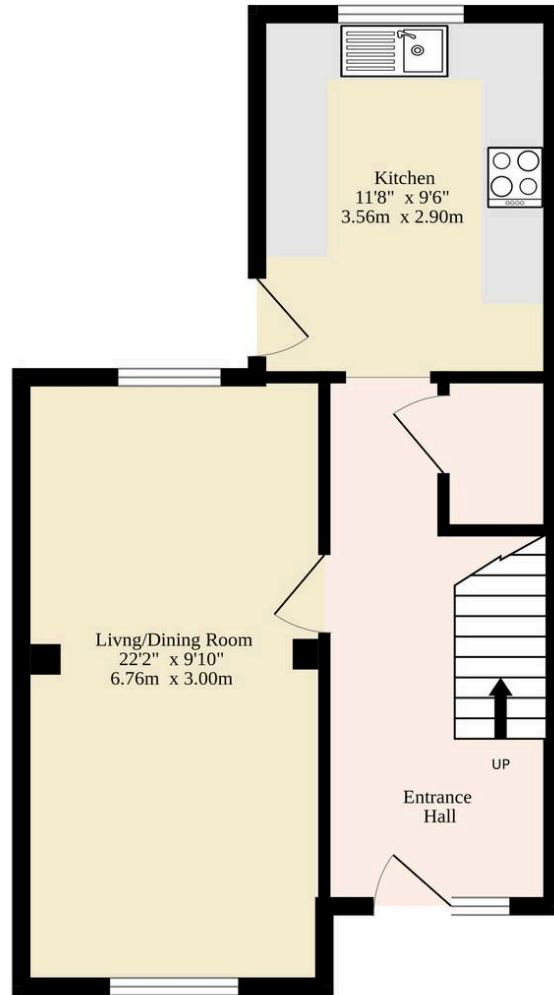
Connected to mains water, electricity, gas and drainage.

Combi boiler.

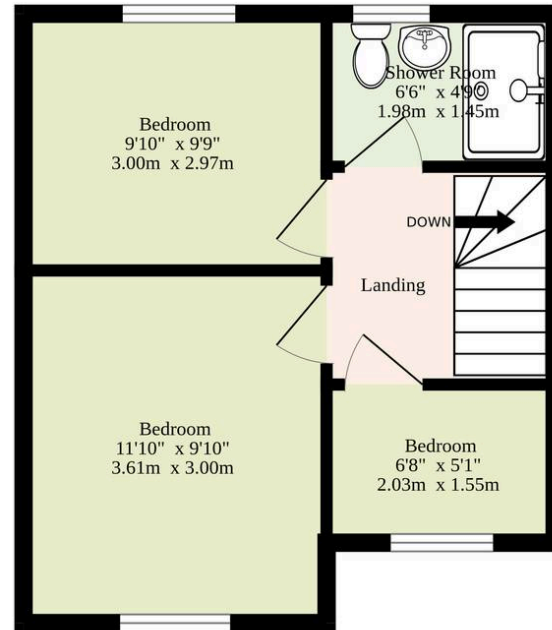


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Ground Floor
315 sq.ft. (29.3 sq.m.) approx.



1st Floor
259 sq.ft. (24.1 sq.m.) approx.



Sqft Excludes The Entrance Hall And Landing.

TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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