



41 St. Leonards Road, Kirkley

Lowestoft

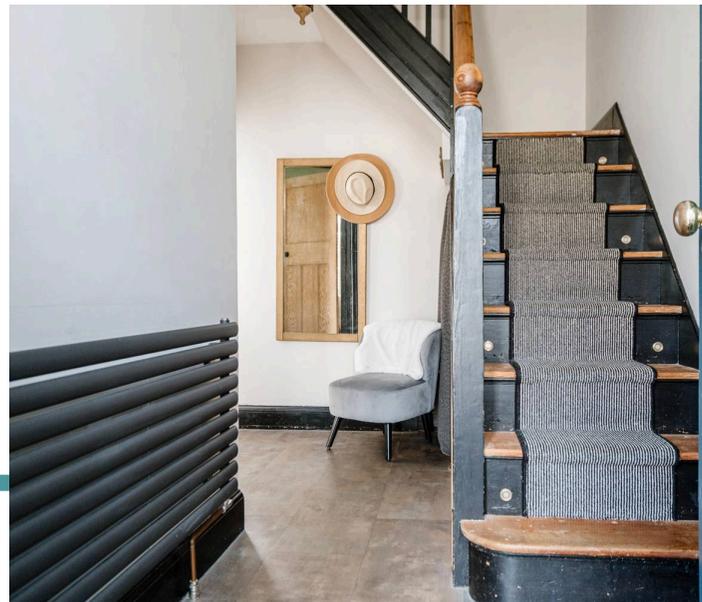


Minors & Brady

41 St. Leonards Road

Kirkley, Lowestoft

Set on a quiet residential street in the sought-after Kirkley area, just moments from the Suffolk coastline, this mid-terrace home has been thoughtfully renovated to a contemporary standard. A welcoming entrance hall leads to a bay-fronted sitting room with a traditional open fireplace and original wooden flooring, creating a bright, inviting space for relaxing or entertaining. The open-plan kitchen and dining area features a stylish navy kitchen with quality cabinetry, integrated appliances, a utility room, and French doors opening onto a private patio. Upstairs, three double bedrooms provide comfort and flexibility, alongside a modern four-piece family bathroom with freestanding bathtub and separate shower. Outside, the low-maintenance garden includes multiple patio areas, an artificial lawn, and a planted bed, while double gates at the rear allow off-road parking for one vehicle. With its modern interiors, practical layout, and close proximity to the coast and local amenities, this home offers a ready-to-enjoy lifestyle in one of Kirkley's most desirable streets.



M&B

41 St. Leonards Road

Kirkley, Lowestoft

- Mid-terrace residence positioned down a quiet, residential road in the desirable area of Kirkley, moments away from the scenic coastline
- Renovated to a contemporary standard, creating a suitable option for first-time buyers, professionals or investors looking for a turn-key interior
- Bay-fronted sitting room accentuated by a traditional open fireplace that creates a warm, cosy atmosphere for relaxation and entertaining
- Open-plan kitchen/dining room creating an effortless flow for everyday living and hosting, with French doors that open out to the patio
- Stylish Navy kitchen equipped with quality cabinetry, a full-range of integrated appliances and a utility room for laundry appliances
- Three double bedrooms offering the utmost comfort and privacy, with the flexibility to have a home office, dressing room or nursery
- Family bathroom comprising of a four-piece suite, including a freestanding bathtub, a shower cubicle, a hand wash basin and a toilet
- A private, low-maintenance garden featuring several patio areas for seating arrangements, an artificial lawn and a planted bed
- Double gates at the rear which allows access for one off-road parking space
- Easy access to a wide range of amenities within the town, including shops, schools for all ages and transport links



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Kirkley

St. Leonards Road is located in the Kirkley area of Lowestoft, a short walk from the North Sea coast and sandy beaches.

Residents have convenient access to local supermarkets such as Sainsbury's Local in Kirkley and Asda a short drive away, alongside smaller shops and cafés for everyday needs. This combination of nearby amenities and proximity to the seafront makes the area practical for daily life while keeping the coastline easily accessible.

Additional shopping and leisure can be found on Pakefield Retail Park, offering large-format stores and supermarkets, while Lowestoft town centre is only a short drive or bus ride away, providing a wider selection of shops, cafés, and community facilities.

Families benefit from a range of schooling options. In Kirkley, Red Oak Primary School and St Mary's Roman Catholic Primary School are nearby, while Pakefield Primary School and East Point Academy in Pakefield serve younger and secondary-age pupils.

Transport connections are straightforward. Lowestoft railway station is within easy reach, offering services to Norwich, Ipswich, and beyond. Several bus routes pass through Kirkley and Pakefield, linking residents to the town centre and surrounding villages, while road access via the A12 connects efficiently to the wider Suffolk region.



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Positioned along a quiet, residential road in the highly desirable area of Kirkley, this mid-terrace residence offers a thoughtfully renovated and contemporary home, just moments from the scenic Suffolk coastline. Ideal for first-time buyers, professionals, or investors seeking a turn-key interior, the property blends modern comfort with classic character, presenting a home that is both inviting and stylish.

The welcoming entrance hall sets the tone, providing a bright and airy introduction with its natural light and timber staircase adorned with a runner, drawing the eye upwards with subtle elegance. At the front, the bay-fronted sitting room features a traditional open fireplace, creating a warm and cosy atmosphere for relaxation or entertaining. Original wooden flooring and doors adds charm, complementing the neutral palette that flows throughout the ground floor.

At the heart of the property, the open-plan kitchen and dining area provides a seamless space for everyday living and hosting. The navy kitchen is both practical and refined, fitted with quality cabinetry, a full range of integrated appliances, and a utility room for laundry appliances. French doors open directly onto the patio, creating a natural indoor-outdoor flow and filling the space with light.

Upstairs, three double bedrooms offer comfort and privacy, with flexible layouts suitable for a home office, dressing room, or nursery. The family bathroom is appointed with a four-piece suite, including a freestanding bathtub, separate shower cubicle, hand wash basin, and toilet, delivering contemporary style and practicality.

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The rear garden is private and low-maintenance, designed for leisure and ease of care. Multiple patio areas provide space for seating and alfresco dining, while an artificial lawn and a planted bed add seasonal colour. Double gates at the rear allow off-road parking for one vehicle, a valuable convenience in this area.

With its location, modern interiors, and well-planned living spaces, this property presents an appealing opportunity to enjoy coastal living in Kirkley. Close to the seafront, local amenities, and transport links, it offers a comfortable home ready for its next owners, with a sense of style and ease that reflects contemporary living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



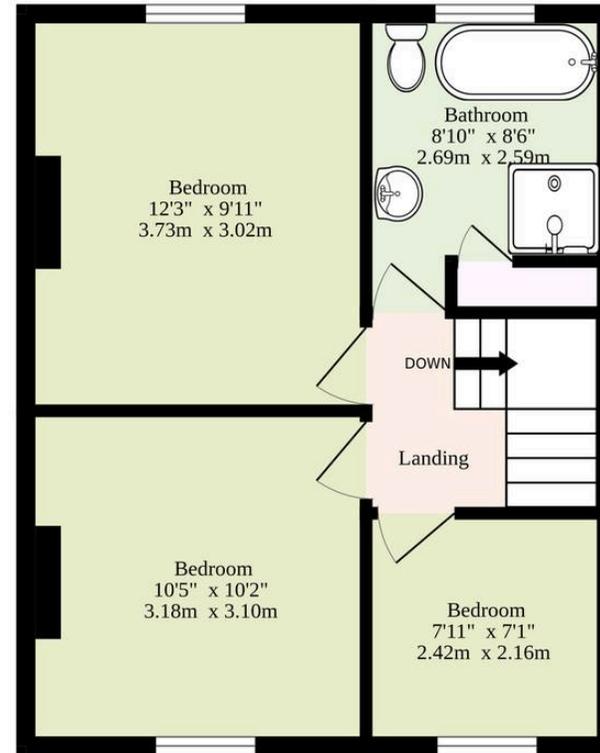
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

M&B

Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



1st Floor
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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