



27 The Hemplands, Lowestoft

Lowestoft



Minors & Brady

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Lowestoft

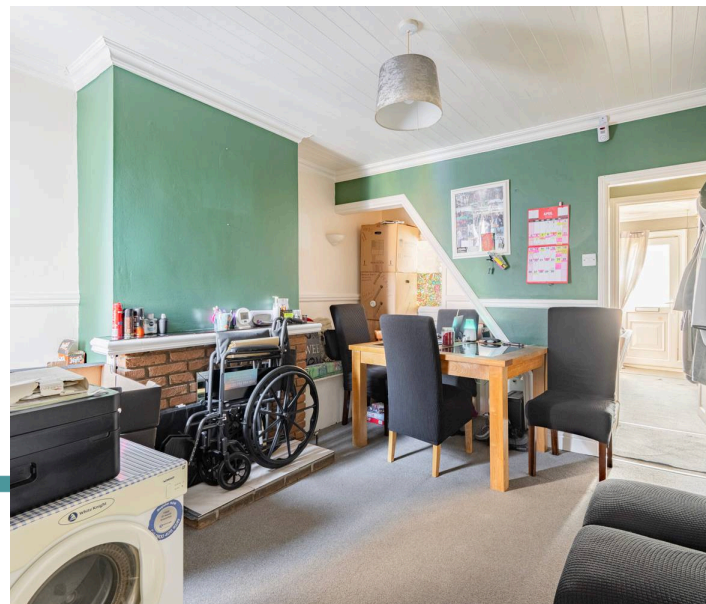
Imagine settling into a home that supports an easy, everyday rhythm, a place where life feels manageable, comfortable and well-connected. This mid-terrace residence, positioned along a residential road in coastal Lowestoft, offers exactly that. With a welcoming living room, a characterful dining space and a practical kitchen arrangement, the ground floor is designed for simple, enjoyable living. Upstairs, three versatile bedrooms adapt effortlessly to changing needs, whether that's working from home, creating a nursery or carving out a dressing room. A low-maintenance garden and rear communal parking add to the convenience, making this an appealing choice for first-time buyers or investors seeking a straightforward, well-located home by the sea.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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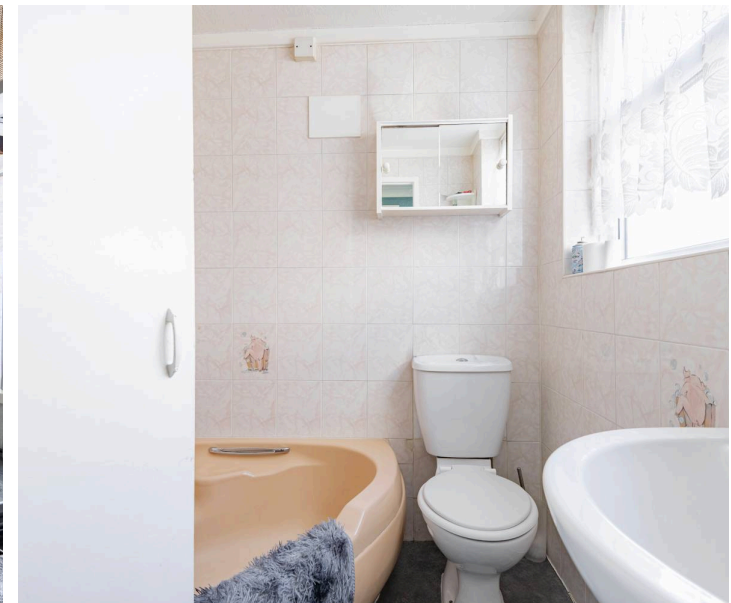
Lowestoft

The Hemplands offers a well-placed Lowestoft setting with easy access to the coast, everyday shops, schools, and reliable transport links, making day-to-day living straightforward and convenient.

Shopping is a strong point. Several supermarkets sit within easy reach, including a Tesco, Aldi and an Asda. You're also close to North Quay Retail Park, which offers a range of national retailers including Morrisons and Lidl, and useful everyday stores, giving you plenty of choice for both quick errands and larger shopping trips.

Families benefit from access to well-known Lowestoft schools, including Ormiston Denes Academy, Benjamin Britten Academy, Roman Hill Primary School, and other options, all within a manageable distance for school runs.

Transport links are reliable and convenient. The A12 is close by for travel along the Suffolk coast, regular bus routes run through the surrounding roads, and Lowestoft railway station, connecting to Norwich and Ipswich, is only a short trip away. Walking and cycling routes are well-established, making local travel easy.



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A well-situated mid-terrace residence set along a residential road in the coastal town of Lowestoft, this home offers an attractive opportunity for first-time buyers or investors seeking convenience and a comfortable base close to essential amenities.

The ground floor has been arranged to create a smooth flow between living spaces. The living room provides a welcoming setting, enhanced by built-in shelving that adds both character and practical storage. The dining room follows, featuring a charming brick fireplace that brings warmth and a focal point to the space.

It leads directly into the kitchen, fitted with practical units, a freestanding oven and under-counter areas for appliances, along with a useful utility area/lobby.

The ground-floor bathroom includes a classic three-piece suite.

Upstairs, three bedrooms offer flexibility for a range of lifestyles. Two serve well as traditional bedrooms, while the third is ideal for use as a home office, nursery or dressing room.

The rear garden is designed for ease of maintenance, predominantly paved and complemented by a storage shed, creating a private outdoor area suitable for dining, relaxing or everyday use. A communal car park at the rear provides added convenience.

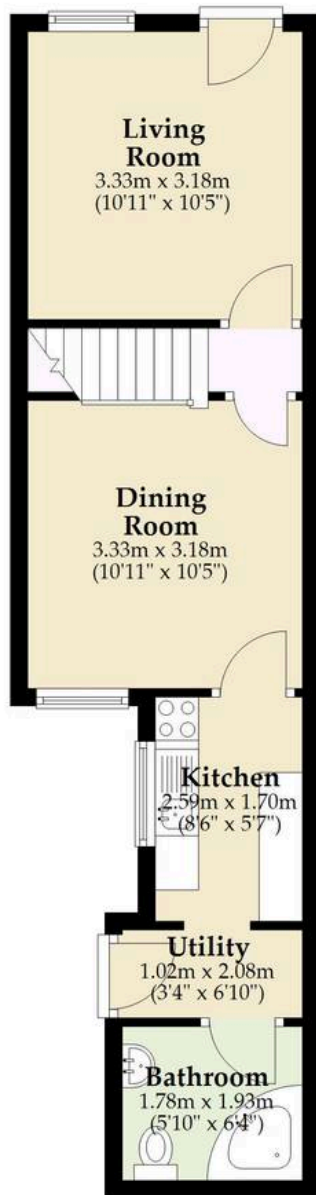
Altogether, this property presents a straightforward and appealing option within one of Suffolk's popular coastal towns, ready to welcome its next owner.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(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	

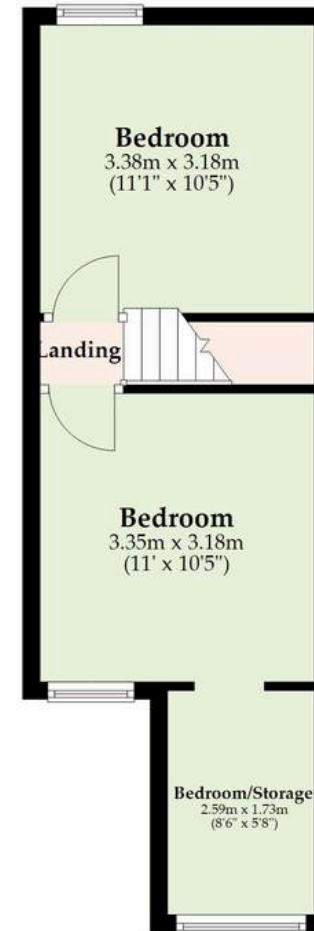
Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



First Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



Total area: approx. 63.6 sq. metres (684.1 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.

Dreaming of this home? Let's make it a *reality*.



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