



11 Minden Road, Lowestoft

Lowestoft



Minors & Brady

11 Minden Road

Lowestoft, Lowestoft

Set in a quiet residential street in the coastal town of Lowestoft, this semi-detached home offers a relaxed and practical way of living, with space that adapts easily to changing needs. The layout feels considered and versatile, with a welcoming ground floor that includes a comfortable living room, a functional kitchen, and the added benefit of a flexible room alongside a shower room, ideal for those needing a home office, guest space or an additional sitting room. Upstairs, three further bedrooms and a family bathroom provide a simple, well-balanced arrangement for everyday life. Outside, the garden is designed for easy enjoyment, with a raised seating area and a mix of lawned spaces. Overall, it's a home that feels uncomplicated and adaptable, offering a comfortable base close to the coast.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

The property features a shingled driveway that has been done by the current owners. However, it is not served by a dropped kerb and therefore may not meet the legal definition of a formal driveway. Prospective purchasers are advised to satisfy themselves regarding access rights and any necessary consents or permissions.



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- Semi-detached residence positioned down a residential road in the coastal town of Lowestoft
- Suitable option for first-time buyers or investors
- Comfortable living room inviting relaxation and entertaining
- Kitchen fitted with cabinets, a sink/drainers unit, areas for your own appliances and plumbing for a washing machine
- Ground-floor shower room and a bedroom, with the flexibility to have an office, a snug or a dining room
- Three first-floor bedrooms and an additional family bathroom, comprising of a bathtub, a hand wash basin and a toilet
- A levelled garden with a raised patio for seating and steps leading down to a laid to lawn and an artificial lawn, along with a timber storage shed
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



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Minden Road in Lowestoft sits in a mainly residential part of the town in Suffolk, on England's east coast. Day-to-day amenities are within a short drive or reasonable walk depending on direction. There are corner shops and small independent convenience stores scattered through the surrounding neighbourhoods, along with takeaways, a few cafés, and local services like hairdressers and pharmacies. For more structured grocery shopping, the nearest major supermarkets are in the central and northern parts of Lowestoft, including larger stores such as Tesco and Aldi, which handle most weekly shopping needs.

For broader retail options, Lowestoft's main shopping and commercial zones are split between the town centre and the larger retail corridors along the A12 side of town. The town centre is more traditional, with independent shops and smaller chain outlets, while the out-of-town retail parks offer larger stores, fast-food outlets, and familiar high-street brands.

In terms of schooling, the immediate area is served by several primary schools within a short distance, including Roman Hill Primary School and nearby options such as Northfield St Nicholas Primary Academy. For secondary education, Ormiston Denes Academy and East Point Academy are the main local choices, both accessible within a relatively short drive or bus journey.

Lowestoft railway station provides rail connections towards Norwich and Ipswich, which is useful for commuting or linking to wider national routes. Bus services run regularly through the surrounding estates and into the town centre, seafront, and retail areas, making it possible to get around without a car, though most people still rely on one for convenience. The A12 is the main road artery, running north-south along the coast and connecting Lowestoft to surrounding towns and rural Suffolk.



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The property opens into a welcoming entrance hall, setting a simple and functional tone that continues throughout the ground floor. The living room provides a comfortable space for relaxation and informal entertaining, with a layout that lends itself easily to everyday living.

To the rear, the kitchen is fitted with a range of cabinets, a sink and drainer unit, and space for appliances, along with plumbing for a washing machine. It is a practical working kitchen with scope for personalisation to suit individual taste.

Also on the ground floor is a shower room and an additional bedroom, offering valuable versatility. This room may be used as a bedroom, or adapted as a home office, snug or dining room, depending on requirements.

Upstairs, there are three further bedrooms arranged around a family bathroom, fitted with a bathtub, hand wash basin and WC, providing a sensible and functional layout for family life or guests.

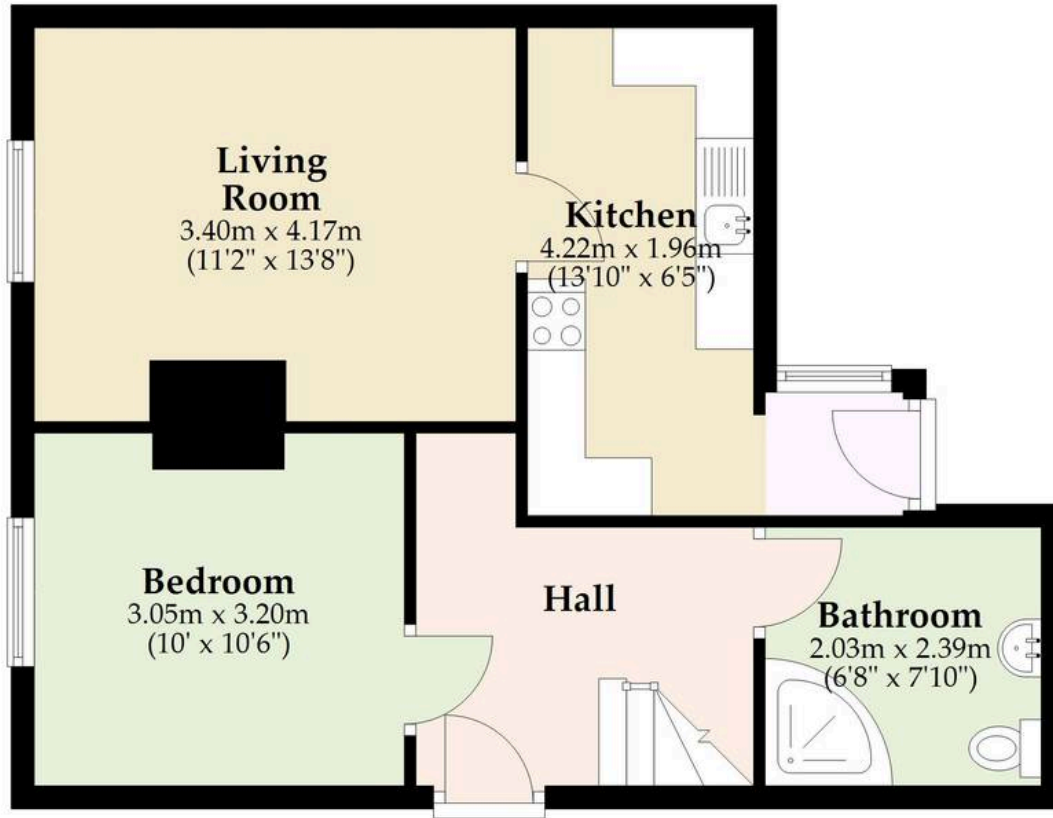
Externally, the rear garden is arranged for ease of use and low maintenance, with a raised patio area providing an ideal spot for seating. Steps lead down to a combination of laid-to-lawn and artificial lawn, offering a usable outdoor space throughout the year. A timber shed provides additional storage.

Overall, the property presents a well-proportioned home in a coastal location, offering adaptable accommodation and a straightforward layout suited to a range of buyers seeking a manageable and comfortable place to call home.



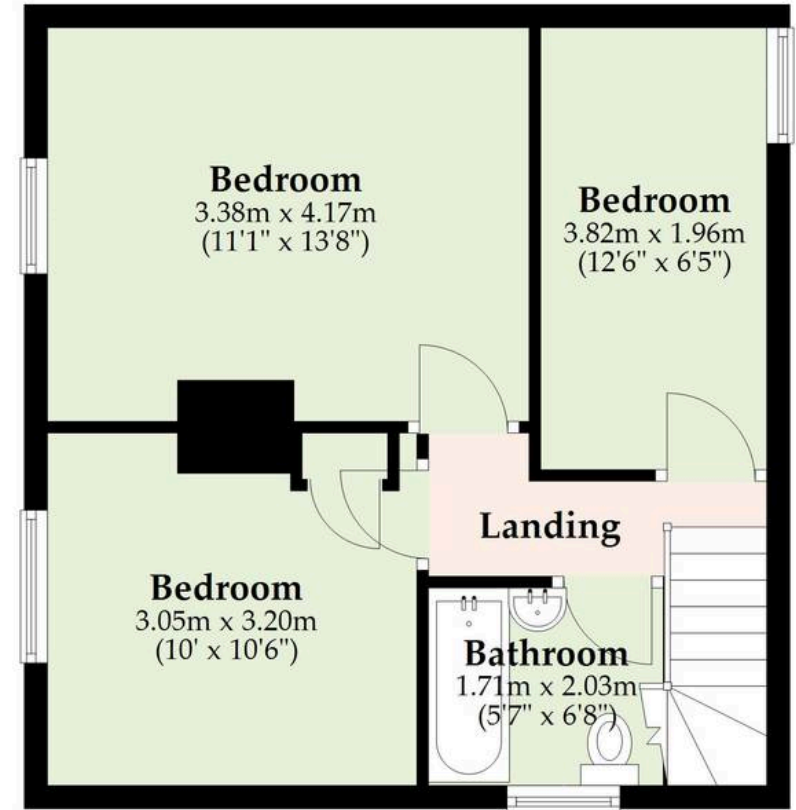
Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 88.0 sq. metres (946.9 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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