



5 Bramfield Road, Lowestoft

Lowestoft



Minors & Brady

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Lowestoft

A home that feels both considered and easy to live in, this extended semi-detached residence is quietly positioned within a cul-de-sac in Lowestoft, offering a relaxed sense of space and modern comfort throughout. Presented in turn-key condition, it brings together light-filled interiors with a practical layout suited to everyday living and entertaining. The ground floor features a welcoming entrance hall with utility area, leading to an inner hall with WC, and a flowing living and dining space connected by an arched opening that gently defines each area. To the rear, a bright conservatory extends the reception space and enjoys views across the garden, while the newly fitted kitchen sits at the heart of the home with contemporary cabinetry, a central island, Butler sink and integrated appliances including an induction hob, double oven and dishwasher. Upstairs are three well-proportioned bedrooms alongside a modern family bathroom, while outside a private south-facing garden offers a paved seating terrace and lawn, complemented by a driveway and garage.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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- Semi-detached residence positioned down a quiet, cul-de-sac in the coastal town of Lowestoft
- Extended family home showcasing spacious and flexible accommodation that can easily adapt to your own lifestyle preferences and interior style
- Open-plan living/dining room that with connected via an arched opening, creating an effortless flow for relaxation and entertaining
- Light-filled conservatory that extends the reception space, offering panoramic views of the garden
- Brand-new kitchen fitted with contemporary cabinetry, quality worktops, a central island, a Butler sink and a range of integrated appliances
- Three lovely-sized bedrooms offering comfort and privacy
- Family bathroom comprising of a modern three-piece suite, including a bathtub, a hand wash basin and a toilet
- A private, south-facing garden featuring a patio terrace for seating, a laid to lawn and a timber storage shed
- A paved driveway providing off-road parking for multiple vehicles and a garage for storage/workshop use
- Easy access to a wide range of amenities within the town, including shops, schools for all ages, transport links and the east coast



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Bramfield Road is in the Kirkley area of Lowestoft, in a mostly residential coastal part of town just inland from the seafront.

It's close enough to the coastline that the beach and promenade are easily reachable on foot or by a short cycle. For day-to-day shopping, most residents use a mix of nearby convenience stores in Kirkley and the larger supermarkets in the wider town, including Tesco Extra Lowestoft on Bascule Bridge Road, along with Sainsbury's, Aldi, and Lidl branches within a short drive.

For larger retail needs, the main destination is North Quay Retail Park, which concentrates bigger chain stores such as clothing, electronics, homeware, and discount outlets, alongside nearby retail units on the same commercial corridor.

Schooling in the area is typically served by nearby primary and secondary options including Poplars Community Primary School and Elm Tree Primary School for younger pupils, and East Point Academy as a main secondary option for the catchment area.

Transport links are straightforward, with Lowestoft railway station offering services towards Ipswich and connections onward to London Liverpool Street, while frequent local buses run along London Road South and the A12 corridor, linking Kirkley with the town centre, nearby coastal villages, and Great Yarmouth. Road access via the A12 and A47 provides the main routes for commuting and regional travel.



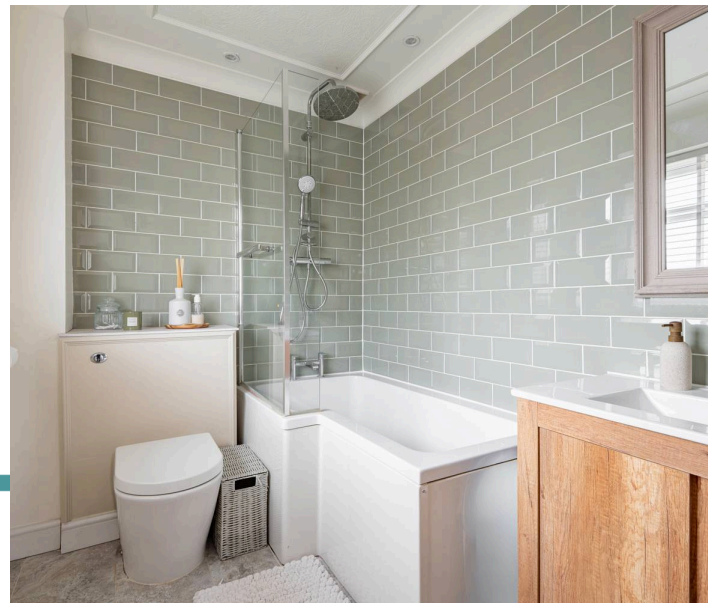
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Positioned within a quiet cul-de-sac in the coastal town of Lowestoft, this extended semi-detached residence offers a well-balanced family home with a considered layout and a contemporary interior finish. The property has been carefully updated throughout and is presented in a turn-key condition, providing a straightforward opportunity for immediate occupation while still offering scope for personal styling and individual touches.

The entrance is via a welcoming hallway which provides a practical first impression of the home, incorporating a useful utility area that supports day-to-day living with ease. From here, the space flows into an inner hall where a conveniently placed WC adds further practicality. The ground floor accommodation has been arranged to encourage both openness and definition, with an open-plan living and dining room that is connected via an arched opening. This subtle architectural feature allows the space to remain connected while gently distinguishing each area, creating an easy rhythm between relaxation and entertaining.

To the rear, a conservatory extends the living space and draws in natural light throughout the day. This additional reception area enjoys an outlook across the garden and provides a flexible setting that can be used in a variety of ways, whether as an informal sitting area, reading space, or for dining with a view of the outside space.



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The kitchen sits at the heart of the home and has been newly fitted with a contemporary range of cabinetry and quality work surfaces. A central island provides both a practical workspace and a natural focal point for informal gatherings. The design is complemented by a Butler sink and a suite of integrated appliances, including an induction hob, double oven and dishwasher, all arranged to support modern family living with efficiency and ease.

On the first floor, there are three well-proportioned bedrooms, each offering a comfortable and adaptable space that can suit a variety of needs, whether for family use, guests, or home working. The overall arrangement of the rooms provides a sense of privacy and separation from the main living areas below. The family bathroom is finished with a modern three-piece suite comprising a bathtub with shower over, wash basin and WC, presented in a clean and understated style.

Externally, the property benefits from a private south-facing rear garden. The outdoor space is arranged with a paved patio ideal for seating and outdoor dining, leading onto a neatly maintained lawn. The garden is enclosed, providing a good degree of privacy, and includes a timber shed for additional storage.

To the front, a paved driveway allows off-road parking for multiple vehicles and leads to a garage, offering further storage or potential workshop use depending on requirements.

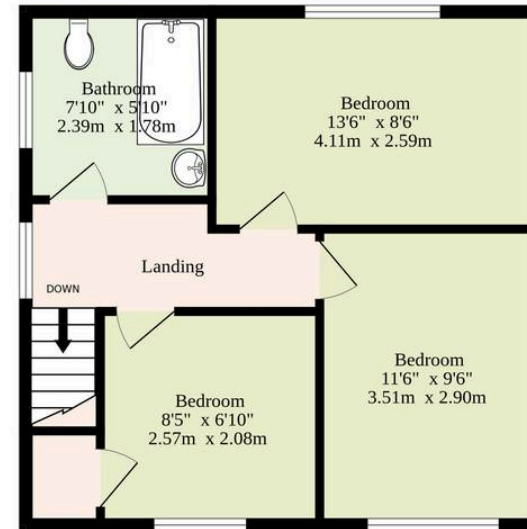


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor
761 sq.ft. (70.7 sq.m.) approx.



1st Floor
342 sq.ft. (31.8 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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