



7 High Beech, Lowestoft

Lowestoft



Minors & Brady

## 7 High Beech

Lowestoft

Generous proportions and a layout made for modern family living set the tone for this extended detached residence in a desirable Lowestoft setting. Offering bright, connected living spaces, four double bedrooms and recent upgrades including a full re-wire and a new boiler, it provides a strong platform for those looking to personalise a home to their own style. The L-shaped living room, versatile additional reception room and light-filled family/dining area create an easy flow throughout, complemented by a practical utility room, private garden and an integral garage with off-road parking. A well-balanced first floor, including an en-suite principal bedroom, completes a property with both comfort and potential.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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# 7 High Beech

## Lowestoft

- Offered chain free
- Extended detached residence positioned within a desirable area of Lowestoft, with the opportunity to refurbish to suit your own lifestyle preferences
- Upgrades include a brand-new boiler installed 2 years ago and a full re-wire
- Driveway for off-road parking and an integral garage, with the potential to create an 'in and out' driveway for additional parking (subject to necessary permissions)
- Large L-shaped living room with a wood burner, with access into a flexible reception room that can be utilised as a home office or a playroom for children
- Kitchen is fitted with cabinetry, appliances and a breakfast bar unit, that opens into the extended family/dining room
- Large set of bi-fold doors and skylights that flood the space in an abundance of natural light
- Four double bedrooms, three of which has built-in wardrobes, whilst the principal bedroom benefits from a private en-suite shower room
- Family bathroom comprising of a two-piece suite, with a separate WC for convenience
- A private garden featuring a raised decked terrace for outdoor seating, a laid to lawn and a timber storage shed/workshop



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High Beech sits within a settled residential pocket of Lowestoft, giving you straightforward access to everyday amenities while still being close to the town's coastline. Aldi and Morrisons are the nearest supermarkets, with North Quay Retail Park also close by for a wider mix of national retailers. Families tend to look toward Northfield St Nicholas Primary, Poplars Primary, The Denes High School, Benjamin Britten Academy, and East Coast College for schooling options. Green space is easy to reach, with Normanston Park and Belle Vue Park both offering open lawns, play areas and walking routes. Transport links are practical: regular buses run along the A12 corridor toward the town centre, Oulton Broad, Beccles and Norwich, and Lowestoft station provides direct rail into Norwich. The lifestyle here leans toward convenient, everyday living with shops, schools, parks and the shoreline all within easy reach.



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# 7 High Beech

## Lowestoft

An extended detached residence in a sought-after part of Lowestoft, this property offers generous proportions, a practical layout and the chance to update and refine to suit your own lifestyle. Recent works, including a full re-wire and a new boiler installed two years ago, provide a reassuring foundation for future improvements.

A driveway provides off-road parking and leads to an integral garage, with scope to create an 'in and out' driveway arrangement, subject to the necessary permissions.

The ground floor flows comfortably, beginning with a large L-shaped living room featuring a wood burner and direct access into a versatile reception room that works well as a home office, playroom or additional sitting area.

The kitchen is fitted with cabinetry, appliances and a breakfast bar, opening into the extended family/dining room. Skylights and wide bi-fold doors draw in natural light and create a bright, welcoming space that connects seamlessly with the garden. A separate utility room and a ground-floor WC add everyday convenience.

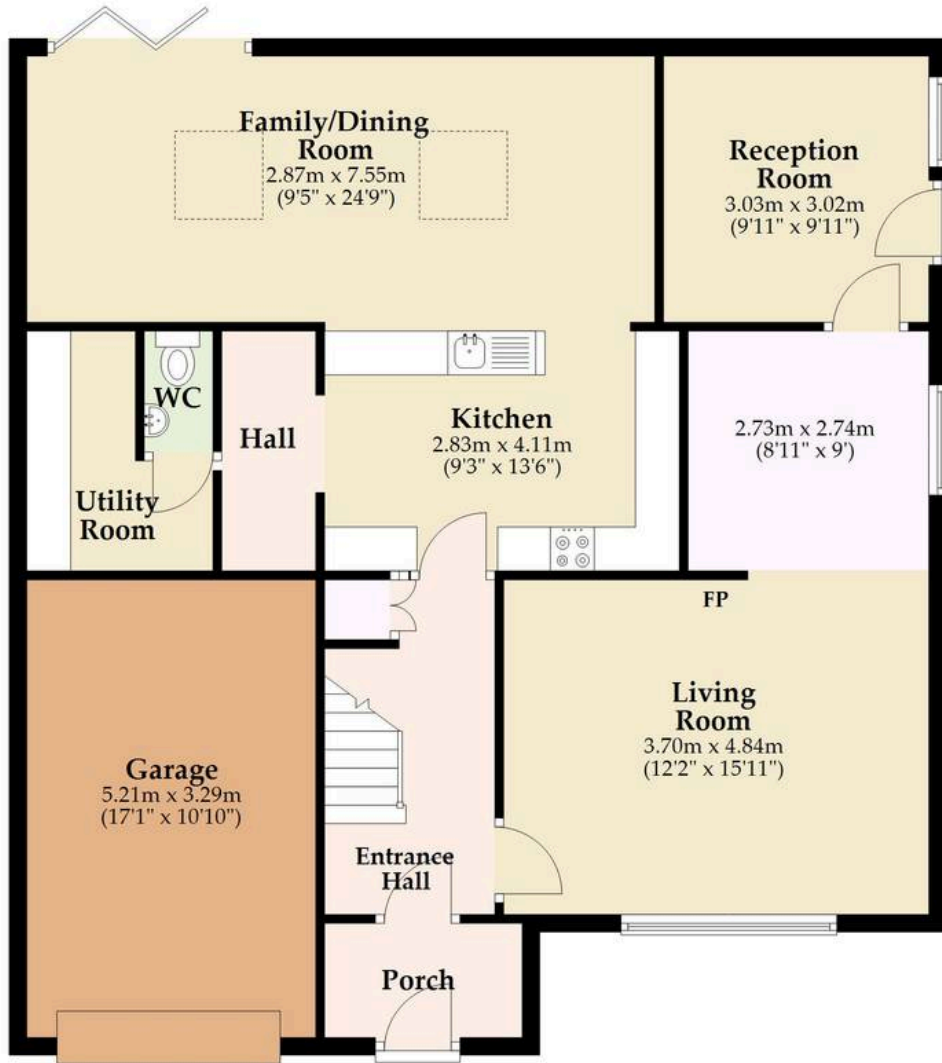
Upstairs, four double bedrooms provide well-balanced accommodation, three with built-in wardrobes. The principal bedroom benefits from its own en-suite shower room, while the family bathroom includes a two-piece suite and a separate WC.

The rear garden offers a private outdoor setting with a raised decked terrace for seating, a lawned area and a timber shed/workshop, creating a practical and enjoyable space for day-to-day living.



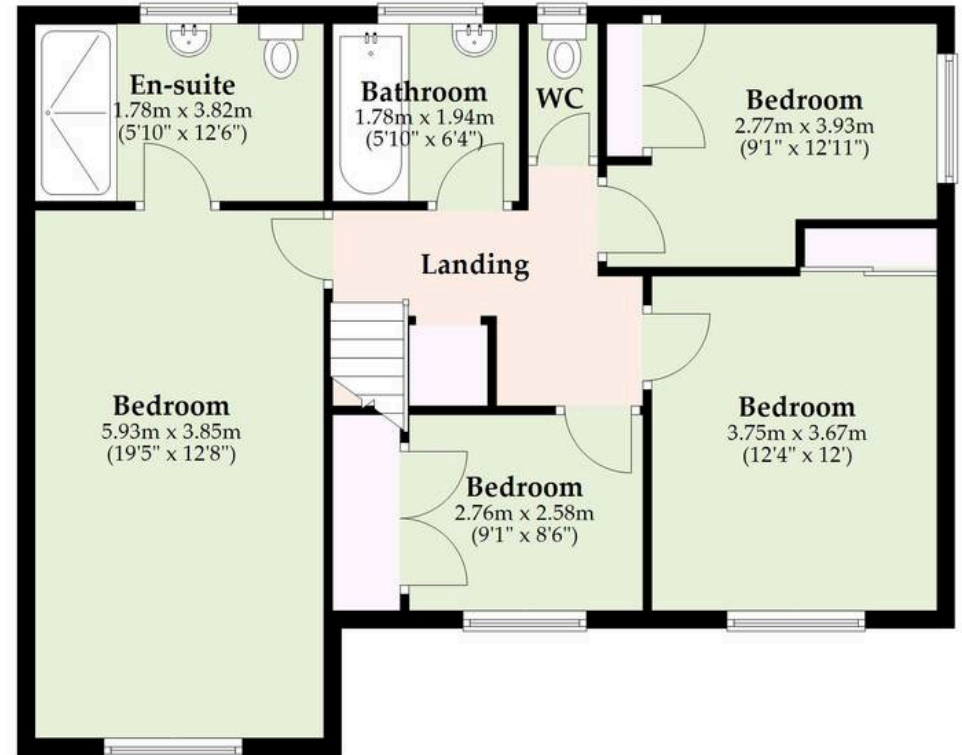
### Ground Floor

Approx. 108.0 sq. metres (1162.1 sq. feet)



### First Floor

Approx. 78.9 sq. metres (849.5 sq. feet)



Total area: approx. 186.9 sq. metres (2011.5 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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