



Minors & Brady
Estate Agents

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95 Notley Road, Lowestoft

Lowestoft



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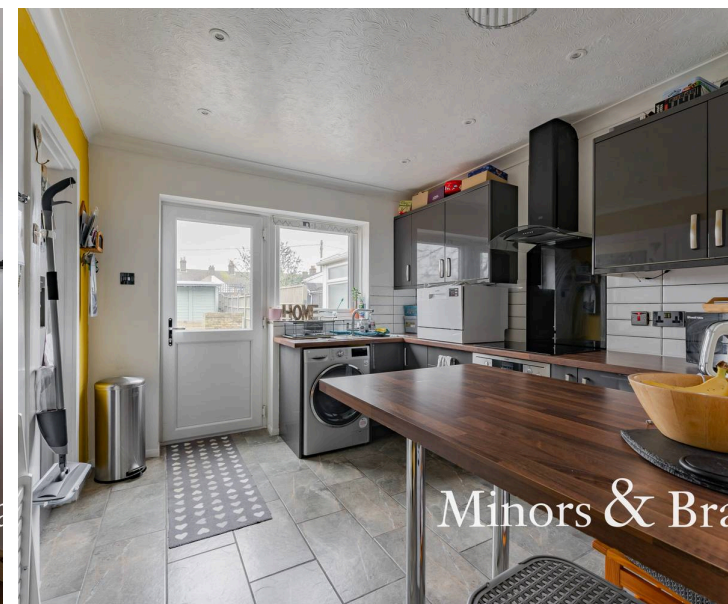
This updated three bedroom home offers a comfortable setting for modern living, with recent improvements that enhance both style and practicality. The welcoming living room centres around a feature wood burner, while the contemporary kitchen provides direct access to the garden and works well for everyday routines. A ground floor bathroom with vanity storage adds useful convenience. Upstairs, the main bedroom benefits from its own recently installed en-suite, complemented by two further bedrooms suited to family life or home working. Newly fitted windows and doors, along with a new boiler, strengthen the home's efficiency and long-term appeal. The generous rear garden, complete with lawn, patio areas and substantial storage, provides a versatile outdoor space that supports a relaxed, well-rounded lifestyle.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.





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- Three bedroom mid-terrace home in the coastal town of Lowestoft
- Well-presented and updated throughout creating a ready-to-move-into home suitable for modern living
- Newly fitted windows and doors, along with a new boiler, enhancing efficiency and comfort
- Welcoming living room featuring a wood burner as a central focal point
- Contemporary kitchen with fitted units, integrated cooking appliances and direct garden access
- Ground floor bathroom fitted with a modern suite and vanity storage
- Recently installed en-suite to the main bedroom for added convenience
- Generous rear garden with lawn and patio areas, perfect for outdoor leisure
- Two large storage units and garage offering excellent versatility
- Easy access to a wide range of amenities within the town, including shops, schools for all ages, transport links and the scenic coastline



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Notley Road sits within a settled residential stretch of Lowestoft, giving you a direct route toward the town centre and keeping the coastline close enough for regular time outdoors. Everyday shopping is well covered, with Asda, Aldi, Tesco, Morrisons, and One Stop all within practical reach, supported by wider retail choice at both North Quay Retail Park and Pakefield Retail Park. Families tend to look first toward Red Oak Primary School, followed by East Point Academy for secondary, with Pakefield Primary School and Pakefield High School also serving the wider Kirkley and Pakefield area. Transport links are reliable, with regular bus routes running through the surrounding roads and Lowestoft station offering direct rail into Norwich. The setting suits a lifestyle built around convenience, coastal access and a strong mix of amenities close by.



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A welcoming and carefully updated three-bedroom home, this mid-terrace property has been thoughtfully modernised to create a comfortable setting with a contemporary feel. It brings together character features, practical upgrades and a generous outdoor space that suits everyday family living.

The entrance hall leads into a bright and inviting living room where a feature wood burner creates a natural focal point. The kitchen has been finished in a sleek, modern style with fitted cabinetry, integrated cooking appliances, a breakfast bar and space for essential white goods, with direct access to the garden. A ground floor bathroom, fitted with a contemporary suite and vanity storage, completes the layout on this level.

Upstairs, the main bedroom benefits from a recently installed en-suite, offering a private and practical addition to the home. Two further bedrooms provide flexibility for family life, guests or a dedicated workspace. Throughout the property, the owners have introduced a series of thoughtful upgrades, including new windows and doors and a boiler, enhancing comfort, efficiency and long-term peace of mind.

The rear garden is a standout feature: unexpectedly deep, private and designed for relaxed outdoor living. With lawn, patio areas and established borders, it offers space for dining, play or quiet moments in the sun. Two substantial storage units with power and a garage sit at the far end, providing excellent versatility for hobbies, equipment or workshop needs.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(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

Approx. 23.8 sq. metres (256.0 sq. feet)
(excluding Entrance Hall, Bathroom)



First Floor

Approx. 25.9 sq. metres (278.6 sq. feet)
(excluding En-suite, Landing)



Total area: approx. 49.7 sq. metres (534.6 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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Meet *Bradley*
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Senior Property Consultant

Minors & Brady
Your home, our market

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