



16 Bourne Road, Lowestoft

Lowestoft



Minors & Brady

# 16 Bourne Road

Lowestoft

There's a welcoming, settled feel as you arrive at this quiet Lowestoft cul-de-sac, where this chain-free mid-terrace home offers a comfortable base for everyday living. Inside, the light-filled layout flows from a relaxed living room into an open-plan kitchen/dining space and a bright conservatory overlooking the garden, a natural setting for morning coffees, family time or catching up with friends. Upstairs, three well-proportioned bedrooms, including two with built-in wardrobes, sit alongside a modern shower room and separate WC. The low-maintenance rear garden provides several spots to unwind, complemented by colourful planting and a generous summerhouse, while off-road parking for two vehicles adds welcome practicality. A home with clear potential and plenty of room to make it your own.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

This property has a restrictive covenant that you are unable to keep chickens.



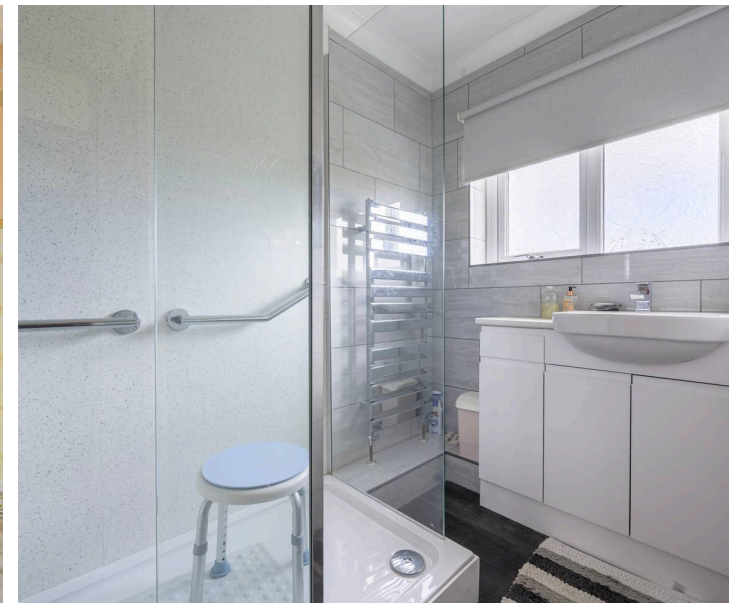


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- Offered chain free!
- Positioned down a quiet cul-de-sac in the coastal town of Lowestoft, lies this mid-terrace residence that is full of potential
- Ideal first-home, small family home or investment purchase, with the opportunity to put your own stamp on it
- Comfortable, light-filled living room for relaxation and entertaining
- Open-plan kitchen/dining room fitted with cabinetry, a freestanding oven, under-counter areas for your own appliances and a breakfast bar
- Conservatory that extends the reception space, framing panoramic views of the rear garden
- Three bedrooms, two of which benefit from built-in wardrobes
- Shower room comprising of a modern two-piece suite, with a separate WC for convenience
- A private, low-maintenance garden featuring several patio areas for outdoor seating, colourful planting and a large summerhouse
- Off-road parking for two vehicles at the front of the property



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Bourne Road sits within a calm, established part of Lowestoft, giving you straightforward access to day-to-day essentials without feeling cut off from the coast or town centre. North Quay Retail Park is one of the closest shopping spots, offering a mix of national retailers, including a Morrisons, Lidl and a Home Bargains. Families tend to look toward Northfield St Nicholas Primary, Poplars Primary, The Denes High School, Benjamin Britten Academy, and East Coast College for schooling. Transport links are practical: regular buses run along the A12 corridor toward Oulton Broad, Beccles and Norwich, and Lowestoft station provides direct rail into Norwich. The lifestyle here is steady and convenient, with Lowestoft South Beach only a short hop when you want sea air and open shoreline without the busier seafront atmosphere.



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# 16 Bourne Road

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Offered chain free, this mid-terrace home sits along a quiet cul-de-sac in the coastal town of Lowestoft and presents an excellent opportunity for a first-time buyer, small family or investor. The property offers bright, well-proportioned spaces throughout, with plenty of potential to put your own stamp on it.

A welcoming entrance hall sets the tone, light and airy with a useful storage cupboard. The living room enjoys generous natural light and provides a comfortable setting for everyday relaxation and entertaining.

To the rear, the open-plan kitchen/dining room forms a sociable heart of the home, fitted with cabinetry, a freestanding oven, under-counter spaces for appliances and a practical breakfast bar. The adjoining conservatory extends the living space further, capturing panoramic views of the rear garden and offering a peaceful spot to unwind.

Upstairs, there are three bedrooms, two featuring built-in wardrobes, along with a modern shower room comprising a two-piece suite and a separate WC for added convenience.

The rear garden is designed for low-maintenance enjoyment, with several patio areas ideal for outdoor seating, colourful planting and a large summerhouse that lends itself to hobbies, storage or a quiet retreat. To the front, the property benefits from off-road parking for two vehicles.

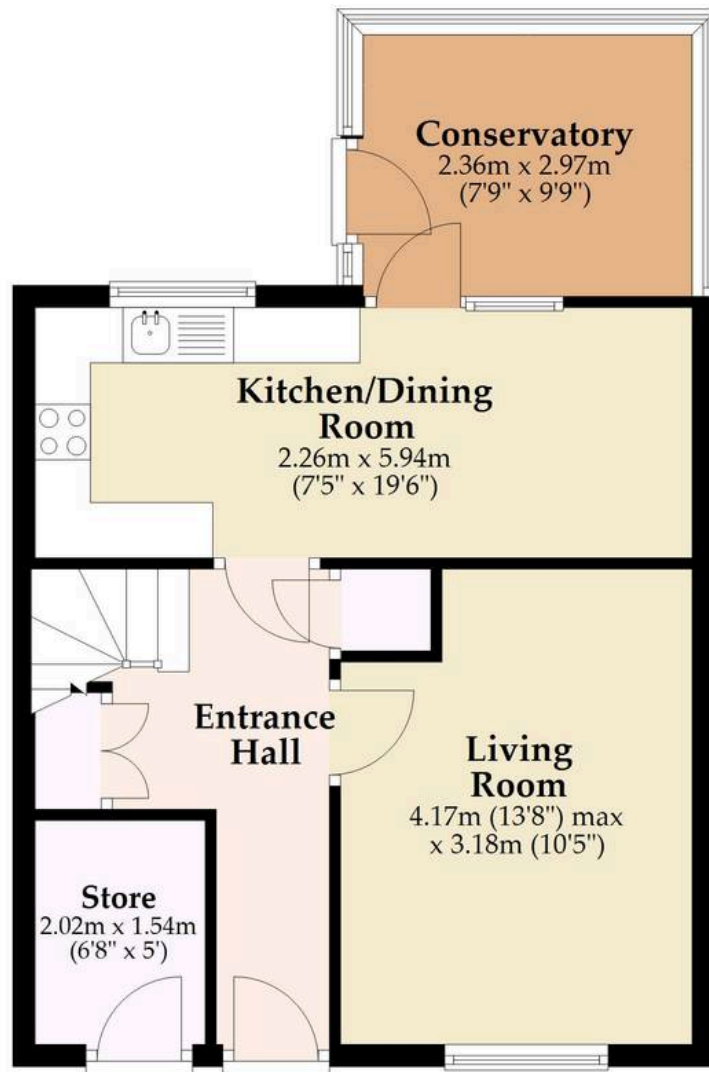
A well-located home with strong potential, offering a calm cul-de-sac setting close to the coast and everyday amenities, an appealing prospect for a range of buyers.



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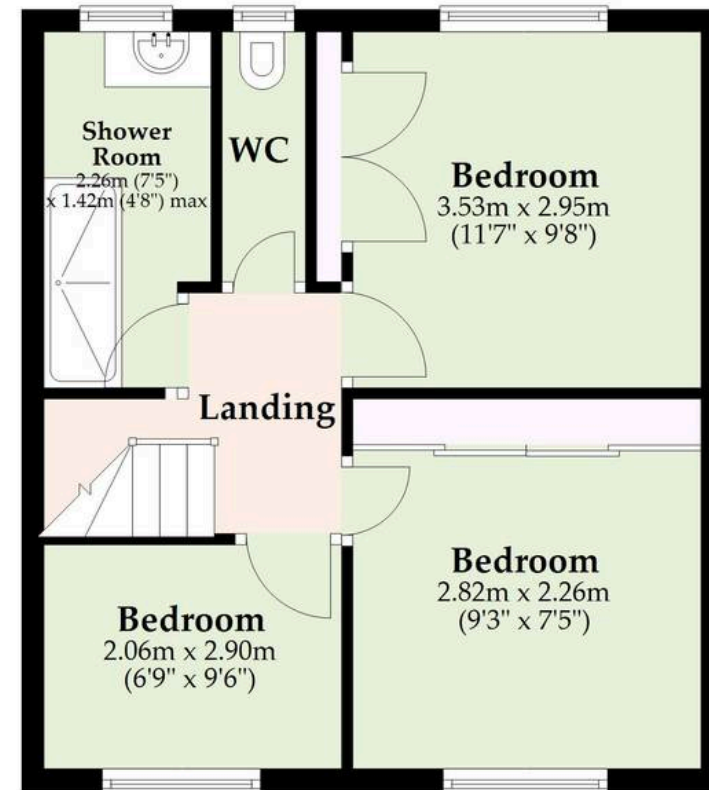
## Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.6 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.

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