



16 Kirby Cane Walk, Lowestoft

Lowestoft



Minors & Brady

16 Kirby Cane Walk

Lowestoft

A welcoming and well-kept semi-detached home that immediately feels bright and uplifting, offering a thoughtful layout suited to everyday living. The spacious living areas flow naturally into a versatile dining/garden room, creating an easy connection to the outdoors, while the modern kitchen provides a practical setting for daily routines. Three comfortable bedrooms and a contemporary family bathroom ensure the home works well for first-time buyers or families seeking comfort and convenience. The non-overlooked south-east facing garden, complete with patio areas and a pergola, offers a peaceful space to unwind, and the driveway with a useful garage adds everyday practicality. Altogether, it's a property that brings together light, space and a welcoming feel in a location close to shops, schools and parks.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



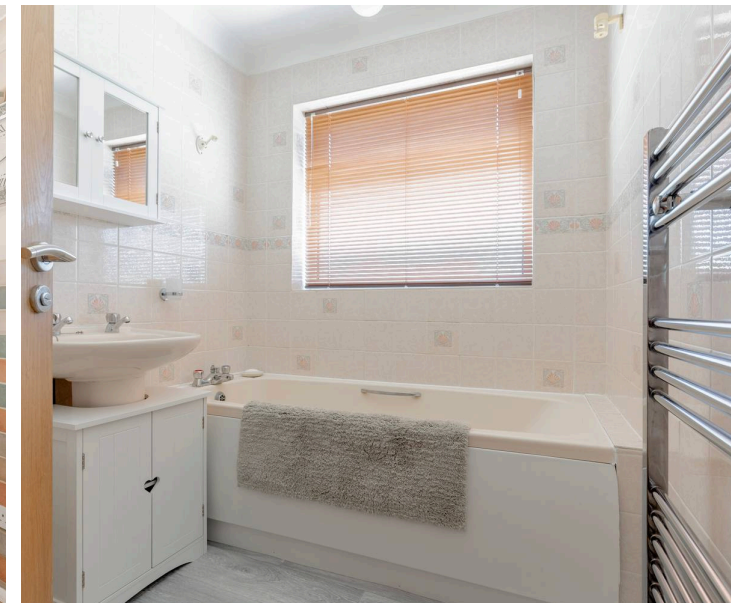


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- Vendor has found, end-of-chain!
- Semi-detached residence positioned in the coastal town of Lowestoft
- Perfect choice for first-time buyers or families looking for a well-presented home within close proximity to shops, schools and parks
- L-shaped living room that is spacious and light-filled, inviting relaxation and entertaining
- Internal double doors open into the dining room/garden room, with direct access out to the garden
- Kitchen fitted with modern units, a freestanding oven and areas for your own appliances
- Three bedrooms offering comfort and privacy, along with a contemporary family bathroom
- A non-overlooked, south-east facing garden featuring several patio areas, one with a wooden pergola, complemented by a laid to lawn
- A driveway providing off-road parking, leading down to a garage for storage use
- Easy access to a wide range of amenities within the town, with the scenic coastline a short distance away



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Kirby Cane Walk sits in a quiet residential corner of Oulton Broad, on the western side of Lowestoft. It's a short, tucked-away cul-de-sac off Walberswick Way, surrounded by steady, lived-in family housing. The immediate setting feels suburban and practical: close enough to everyday amenities without losing the calm of a settled neighbourhood.

For shops, the nearest cluster is around Bridge Road and Oulton Broad, places like small convenience stores, takeaways, and local services. Larger options such as Tesco Superstore on Leisure Way and Asda Lowestoft are only a short drive, forming the main retail anchors for weekly shopping.

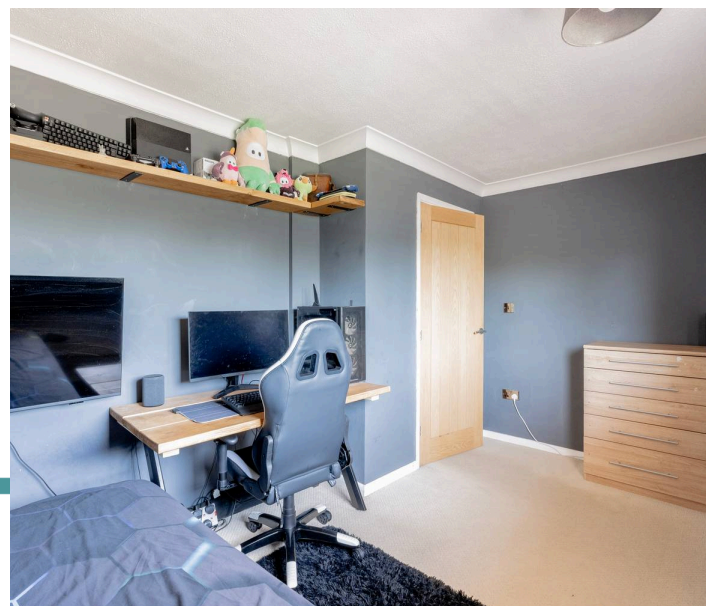
Schools are straightforward and close. Oulton Broad Primary, Dell Primary, and Woods Loke Primary sit within the local catchment, while East Point Academy is the nearest secondary. These are the schools residents typically rely on, and they're all within practical walking or short-bus distance.

Transport links are one of the area's strengths. Oulton Broad North station is roughly a 10–15 minute walk, giving direct rail connections toward Norwich and Ipswich. Regular bus routes run along Bridge Road and Gresham Avenue, linking the estate to central Lowestoft, the seafront, and surrounding neighbourhoods.

Lifestyle here leans toward everyday convenience: easy access to the Broads, quick routes into town, and a residential environment that suits families, commuters, and anyone who prefers a quieter base with amenities close by. Normanston Park and the waterfront at Oulton Broad add green space and water views without needing to travel far.

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A welcoming and well-kept semi-detached home that immediately feels bright and uplifting, offering a thoughtful layout suited to everyday living. The spacious living areas flow



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A well-presented semi-detached home in the coastal town of Lowestoft, offering a welcoming atmosphere and a layout suited to everyday living. Its position places you close to shops, schools and parks, making it an appealing choice for first-time buyers or families seeking a comfortable residence in a convenient setting.

The side entrance hall introduces a bright and airy interior that flows naturally into the L-shaped living room. This is a generous, light-filled space designed for unwinding, hosting or simply enjoying time together. Internal double doors open into the dining/garden room, creating a smooth connection to the outdoors and offering a versatile area for meals, work or quiet moments overlooking the garden.

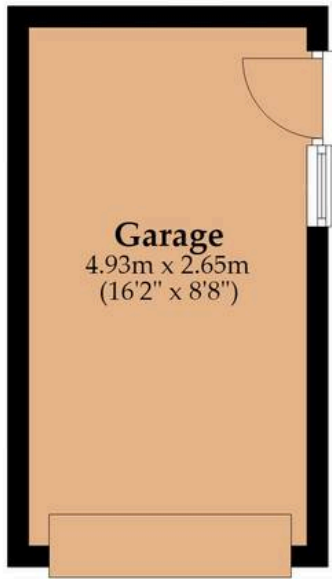
The kitchen provides modern units, a freestanding oven and space for your own appliances, giving you a practical and uncluttered setting for daily cooking.

Upstairs, three comfortable bedrooms offer privacy for all household members, complemented by a contemporary family bathroom with a fresh, modern finish.

The south-east facing garden is a standout feature: non-overlooked, thoughtfully arranged and ready to be enjoyed throughout the day. Several patio areas create natural spots for dining or relaxing, including one beneath a wooden pergola, while the lawn adds softness and space for play or planting.

To the front, a private driveway provides off-road parking and leads to a garage suited to storage or hobby use.





Ground Floor

Approx. 64.3 sq. metres (691.9 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



Total area: approx. 97.4 sq. metres (1048.5 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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