



11 Somerleyton Road, Lowestoft

Lowestoft



Minors & Brady

# 11 Somerleyton Road

Lowestoft

This attractive late Victorian semi-detached home, situated within the highly sought-after North Lowestoft area, dates back to the turn of the century and offers a wonderful blend of period character and modern convenience. Beautifully presented throughout, the property boasts spacious accommodation, generous room proportions and a superb south-facing garden, making it an excellent choice for first-time buyers, professional couples, small families or those seeking a character home in a convenient coastal location.

With ample off-road parking, two reception rooms and two impressive double bedrooms, this charming home is ready to be enjoyed from day one.



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- Attractive late Victorian semi-detached home dating back to the turn of the century
- Beautifully presented throughout, blending character features with modern finishes
- Spacious lounge opening into a separate dining room, ideal for entertaining
- Modern fitted kitchen with ample storage, worktop space and integrated cooking appliances
- Two generously sized double bedrooms arranged over the first floor
- Modern high-retention eco storage heating installed to the ground floor
- Characterful entrance hall with galleried landing and period charm throughout
- Beautiful south-facing rear garden with lawn, established planting and enclosed veranda
- Large front driveway providing ample off-road parking for multiple vehicles
- Sought-after North Lowestoft location, close to local amenities, schools and transport links

Council Tax band: B

Tenure: Freehold



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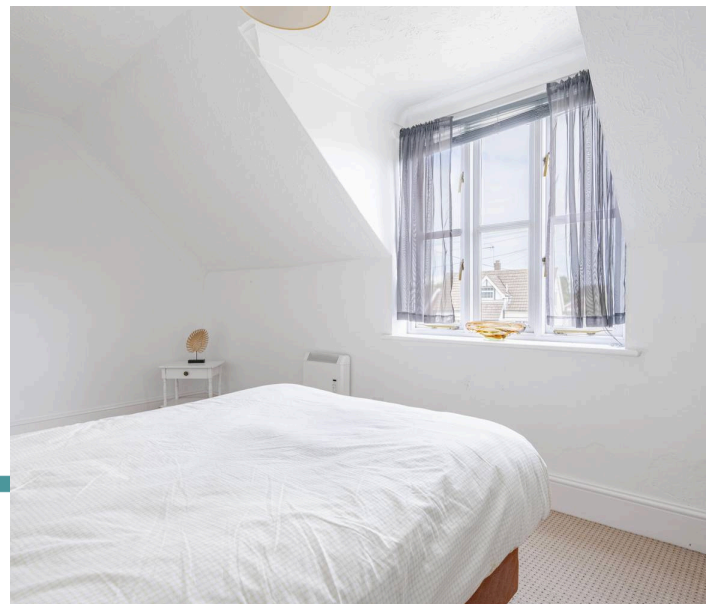
## Location

Located to the north of Lowestoft, Somerleyton Road enjoys a convenient position within easy reach of a wide range of local amenities. The area benefits from nearby supermarkets, schools, healthcare facilities, and leisure amenities, while Lowestoft town centre offers an extensive selection of shops, cafés, restaurants, and entertainment options. Excellent road links connect to neighbouring towns and villages, with Lowestoft railway station providing services to Norwich and beyond.

The property's location also allows easy access to the Suffolk coastline, with a choice of sandy beaches, coastal walks, and green open spaces nearby. The nearby Broads National Park offers further opportunities for boating, walking, and wildlife spotting, creating an excellent balance between everyday convenience and outdoor recreation.

## Somerleyton Road

A welcoming wide entrance hall creates an excellent first impression, featuring a characterful galleried staircase rising to the first floor and useful understairs storage. To the front of the property, the spacious lounge provides a comfortable setting for everyday living, with a large window allowing plenty of natural light to flood the room.



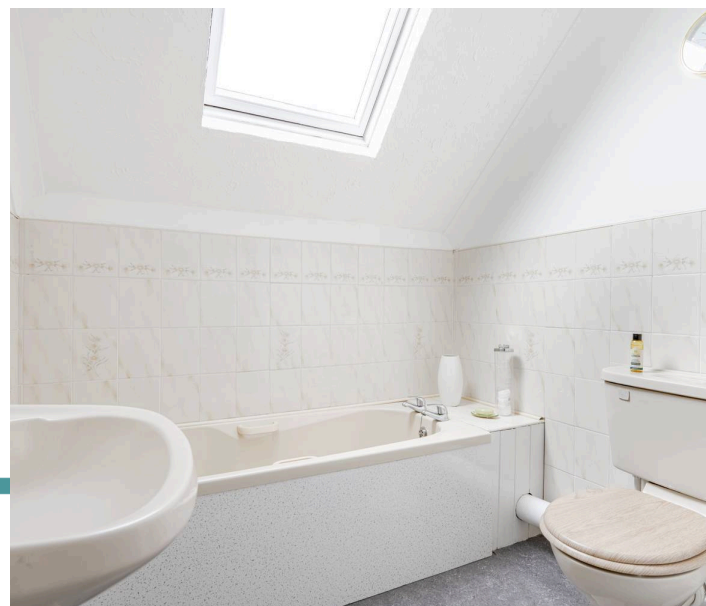
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An attractive open archway connects seamlessly to the dining room, creating a versatile arrangement that works equally well for entertaining guests or modern family life.

Positioned to the rear, the dining room enjoys direct access to the garden through patio doors, allowing the indoor and outdoor spaces to flow effortlessly together. The adjoining kitchen is fitted with a comprehensive range of contemporary units and extensive worktop space, complemented by an eye-level double oven, ceramic hob, stainless steel sink, space for appliances and attractive tiled splashbacks. The practical layout ensures the kitchen is both functional and stylish.

The first floor is centred around a spacious landing and offers two generously proportioned double bedrooms, both benefiting from excellent natural light and comfortable dimensions. Serving the accommodation is a well-appointed family bathroom fitted with a panelled bath, pedestal wash basin and WC, together with useful storage for the hot water cylinder.



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Outside, the property continues to impress. To the front, a substantial driveway provides ample off-road parking for multiple vehicles, bordered by established planting and enclosed by low-level fencing and brick walling. The rear garden enjoys a desirable south-facing aspect and has been beautifully maintained, featuring a lawned area, colourful flower and shrub borders, an enclosed veranda, timber garden shed and pedestrian rear access. Offering an excellent degree of privacy and plenty of space for relaxing or entertaining, it provides the perfect setting to enjoy throughout the warmer months.



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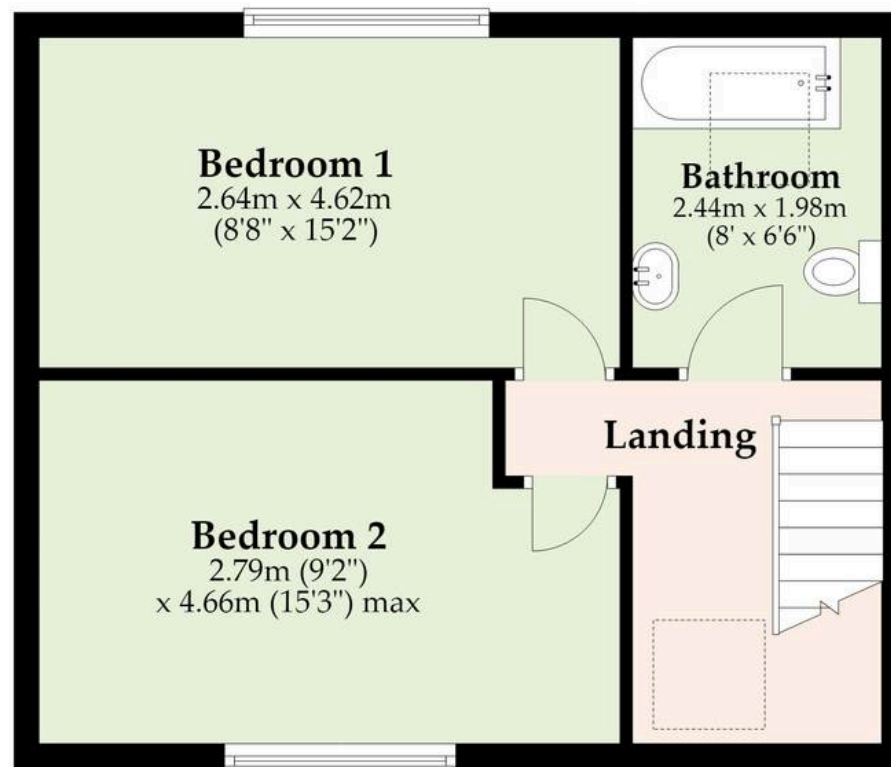
## Ground Floor

Approx. 31.4 sq. metres (337.5 sq. feet)  
(excluding Hall)



## First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 68.9 sq. metres (741.1 sq. feet)

**M&B**

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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