



21 Haward Street, Lowestoft

Minors & Brady



21 Haward Street

Lowestoft

Offering a great opportunity for first-time buyers and investors alike, this well-presented three-bedroom home combines flexible accommodation with a convenient position close to Lowestoft town centre.

With two separate reception rooms, three well-proportionated bedrooms, useful additional storage and an enclosed rear garden, the property provides more space than may initially be expected and offers a practical home with plenty of scope for a new owner to make their own.



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- Well presented three bedroom home offering versatile accommodation arranged across three floors, ideal for first time buyers or investors
- Two separate ground floor reception rooms providing flexible spaces for both everyday living and dining
- Practical fitted kitchen positioned beyond the dining room, offering a good range of units, work surfaces and space for appliances
- Three well proportioned bedrooms arranged across the upper floors, providing excellent flexibility for couples, families or those requiring a home office
- Generous top floor bedroom complemented by a useful adjoining storage area, adding valuable practicality to the accommodation
- Ground floor family bathroom fitted with a bath, WC and wash basin, conveniently positioned beyond the kitchen
- Enclosed rear garden offering a private outdoor space with paved seating areas and established planting, ideal for relaxing and entertaining
- Well maintained interiors with plenty of scope for a new owner to personalise the property and create a home to suit their own style
- Convenient Lowestoft location within easy reach of the town centre, local shops, everyday amenities and transport connections





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Location

Situated in a convenient residential area of Lowestoft, Haward Street is well placed for access to the town centre and a wide range of everyday amenities, including supermarkets, local shops, schools, and healthcare services. Lowestoft railway station is within easy reach, providing connections to Norwich and Ipswich, while local bus routes and road links make travelling around the town and surrounding areas straightforward.

The location also offers good access to Lowestoft's coastline, with its sandy beaches, promenade, and seafront attractions within a short drive. Nearby green spaces and the wider Suffolk countryside provide further opportunities for walking and outdoor recreation, while the Norfolk Broads are also easily accessible for days out and waterside pursuits.

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Entering the property, the living room provides a welcoming main reception space with a front facing window bringing in natural light. From here, the accommodation flows through to a separate dining room, creating a versatile second reception area that works particularly well for everyday dining, entertaining or as an additional sitting space.



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Beyond the dining room is the fitted kitchen, arranged with a range of wall and base units, work surfaces and space for appliances. A rear porch provides access outside and leads through to the ground floor bathroom, which is fitted with a bath, WC and wash basin.

The first floor provides two bedrooms arranged around the central landing. Both offer useful proportions and flexibility, making them suitable as bedrooms, guest accommodation or, depending on individual requirements, a dedicated home office.

Continuing upwards, the top floor is home to the third bedroom, creating a more private space away from the remainder of the accommodation. A separate storage area on this floor is a particularly useful addition, providing valuable space for belongings without compromising the bedroom itself.

Outside, the enclosed rear garden provides a pleasant and manageable outdoor space, with paved seating areas, established planting and room for outdoor furniture. It offers an appealing setting for relaxing, entertaining or enjoying the warmer months.

Well positioned for access to Lowestoft town centre, local shops, everyday amenities and transport connections, the property combines convenience with flexible accommodation and outdoor space.



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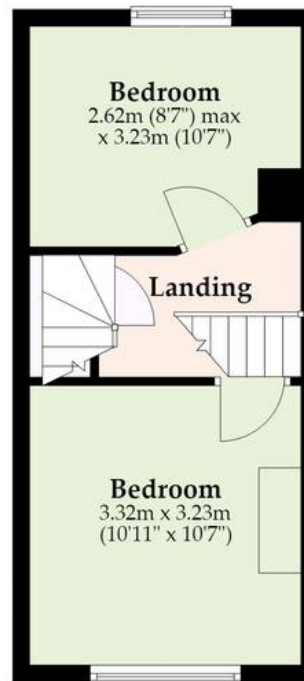
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



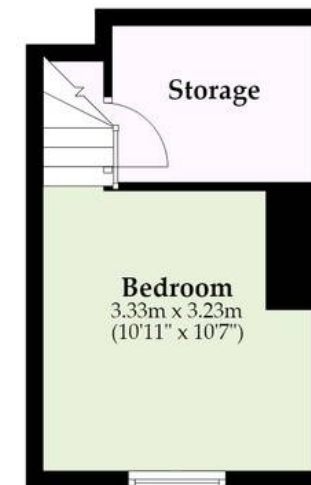
First Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



Second Floor

Approx. 16.7 sq. metres (179.9 sq. feet)



Total area: approx. 77.2 sq. metres (830.9 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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