



54 Roman Road, Lowestoft

Minors & Brady



54 Roman Road

Lowestoft

Just moments from the coastline and the everyday amenities that make Lowestoft such a desirable place to call home, this beautifully presented mid-terrace residence offers a stylish turnkey opportunity for a wide range of buyers. Having been recently re-decorated throughout, the property showcases bright, contemporary interiors, versatile living spaces and a private courtyard garden, creating a home that is equally suited to modern family life, first-time buyers and those seeking a well-connected coastal lifestyle. Ready to move straight into and enjoy from day one, this is a home that combines comfort, practicality and convenience in an established residential setting.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

The vendor has informed us that there is on-road parking that is non-permit.

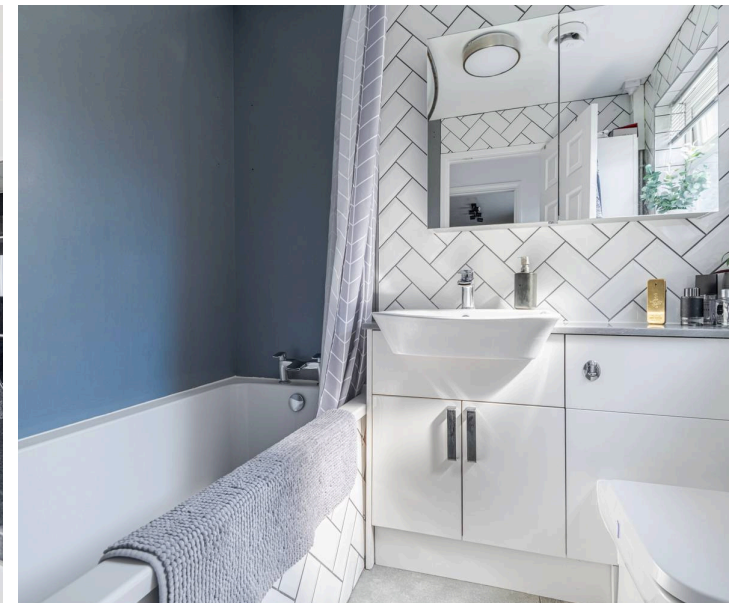




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- Mid-terrace residence positioned down a residential road in the coastal town of Lowestoft
- Recently re-decorated with a contemporary interior, ready for you to move straight into!
- Roof thermal efficiency upgraded!
- Brand-new boiler installed
- New flooring throughout
- Bright and airy living room with a front-facing bay-window, inviting relaxation and entertaining
- Dining room that effortlessly flows into the updated kitchen, equipped with modern cabinetry, an integrated oven and areas for your own appliances
- Ground-floor bathroom comprising of a contemporary three-piece suite
- Three bedrooms offering the utmost comfort and privacy, with a flexible third bedroom that can be a home office, a dressing room or a nursery
- A private, low-maintenance courtyard with a decked terrace for outdoor seating



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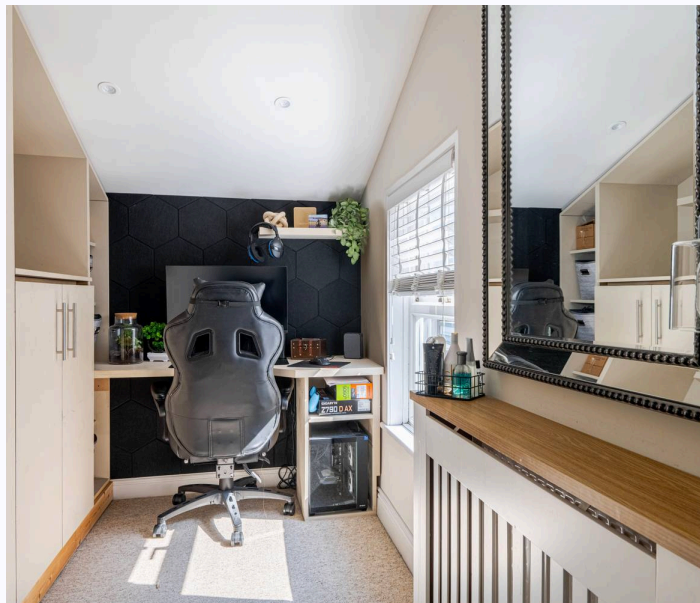
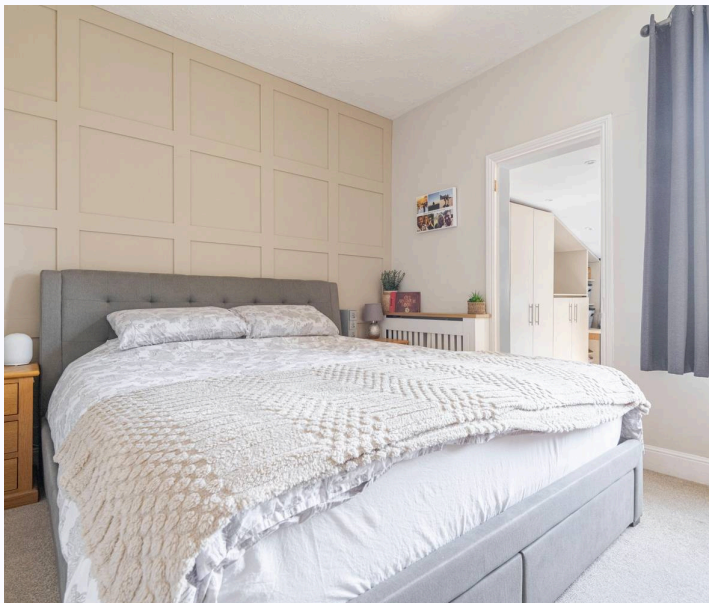
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The Location

Roman Road enjoys a convenient position within a popular residential area of north Lowestoft, combining everyday practicality with easy access to the town's coastal attractions. The seafront, sandy beaches and coastal walks are all within easy reach, making the location well suited to those who enjoy spending time outdoors. Residents benefit from a good range of amenities nearby, including supermarkets, local shops and services, while North Quay Retail Park provides additional shopping and convenience options a short distance away.

The area is particularly appealing for families, with a selection of primary and secondary schools located within the surrounding neighbourhoods. Lowestoft town centre is readily accessible, offering a wider choice of retail, leisure and dining facilities. Transport links are also convenient, with regular bus services operating throughout the town and Lowestoft railway station providing connections to Norwich and beyond. Combining proximity to the coast with access to schools, shopping and transport, Roman Road offers a balanced lifestyle in one of Suffolk's best-known seaside towns.



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Positioned along a residential road in the coastal town of Lowestoft, this recently re-decorated mid-terrace home presents an excellent opportunity for buyers seeking a property that is ready to enjoy from day one. Finished in a contemporary style throughout, the accommodation offers bright, well-proportioned living spaces that cater effortlessly to modern lifestyles.

The living room is filled with natural light thanks to a charming front-facing bay window, creating an inviting atmosphere for both relaxing and entertaining. Beyond, the dining room provides an ideal setting for everyday meals and hosting family and friends, flowing naturally into the updated kitchen. Fitted with modern cabinetry and an integrated oven, the kitchen also offers space for additional appliances, combining practicality with a clean, contemporary finish.

The ground floor is completed by a stylish bathroom, fitted with a modern three-piece suite and presented in keeping with the home's refreshed interiors.

Upstairs, three bedrooms provide comfortable and versatile accommodation. The principal and second bedrooms are generous in size, while the third bedroom offers flexibility to suit individual requirements, whether as a home office, nursery, dressing room or occasional guest room.

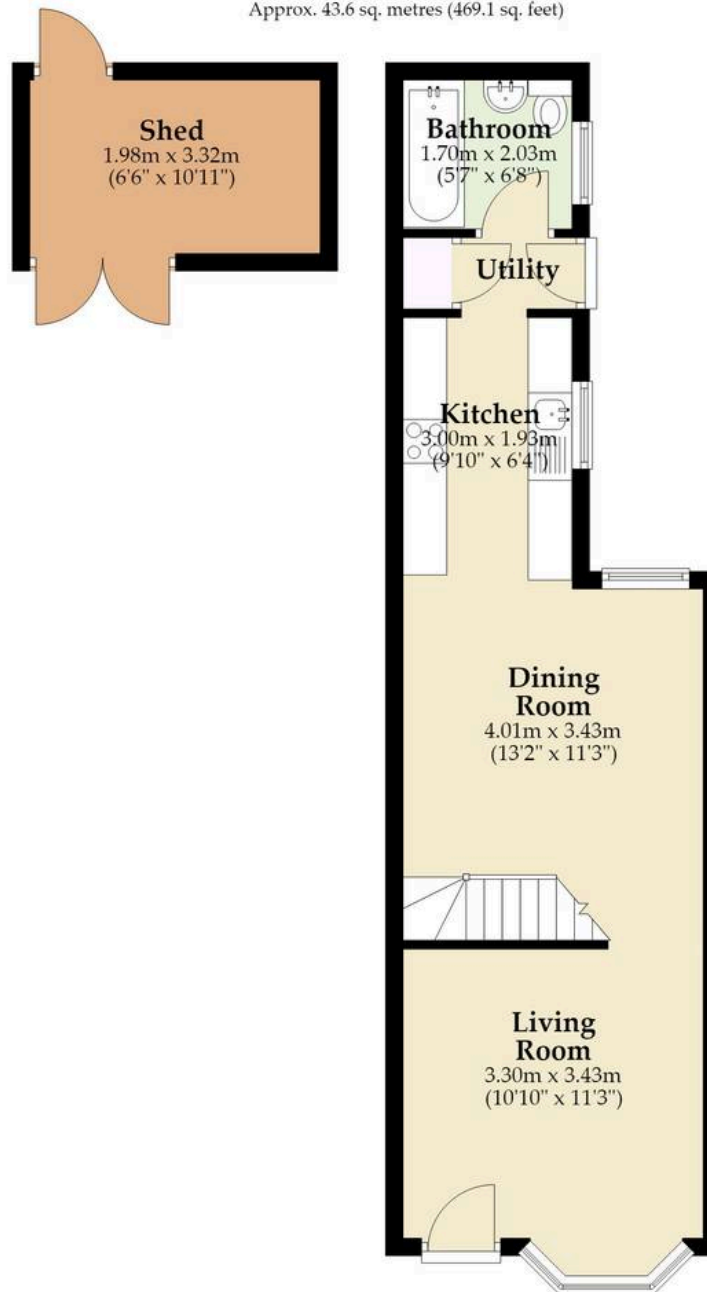
Outside, a private courtyard garden has been designed with ease of maintenance in mind. A decked seating area provides the perfect place to enjoy a morning coffee, unwind after a busy day or dine outdoors during the warmer months.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

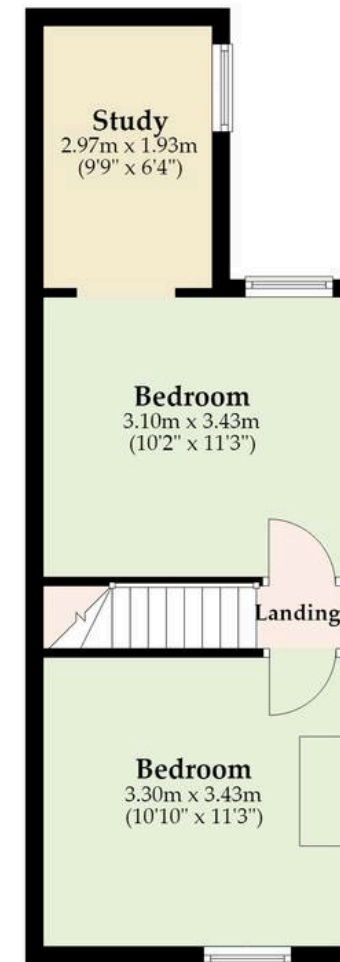
Ground Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 74.6 sq. metres (802.9 sq. feet)

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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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