



9 High Beech, Lowestoft

Minors & Brady



# 9 High Beech

## Lowestoft

Positioned in one of North Lowestoft's most desirable residential locations, this spacious detached home offers an exceptional opportunity for families seeking room to grow, entertain and enjoy everyday life. Just a short distance from the beach, Oulton Broad and a wealth of local amenities, the property features generous living accommodation, three well-proportioned bedrooms, ample off-road parking, an integrated garage and a beautifully sized rear garden with a range of outdoor entertaining spaces. Offering versatility, practicality and a location that continues to be highly sought after, this is a home perfectly suited to modern family living.

### Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.







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Lowestoft

### The Location

High Beech is situated within a popular residential area of North Lowestoft, offering a convenient and well-connected setting close to a wide range of local amenities. The area has consistently appealed to families, professionals and retirees, combining a peaceful neighbourhood atmosphere with excellent access to everyday services.

A variety of shops, supermarkets, schools and leisure facilities are available nearby, while Lowestoft town centre provides a broader selection of retail, dining and professional services. The area also benefits from convenient transport connections, with regular rail services to Norwich and road links via the A47, A12 and A146, making travel across the region straightforward.

One of the key attractions of the location is its proximity to the Norfolk and Suffolk Broads. Oulton Broad, one of the most popular gateways to the Broads National Park, is within easy reach and offers opportunities for boating, waterside walks, sailing and a variety of recreational activities throughout the year.

The beautiful Suffolk coastline is also easily accessible, with Lowestoft's award-winning sandy beaches, seafront promenades and coastal parks providing an ideal setting for relaxation and outdoor enjoyment. The combination of nearby waterways and the coast makes this part of Lowestoft particularly appealing to those who enjoy an active outdoor lifestyle.



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# 9 High Beech

Lowestoft

## High Beech

Positioned on a highly sought-after road in North Lowestoft, this substantial three-bedroom detached residence offers generous living space, a superb garden and excellent versatility for modern family life.

The accommodation is notably spacious throughout and is centred around a series of well-connected reception rooms that provide flexibility for everyday living and entertaining.

Upon entering, the welcoming hallway leads through to a comfortable sitting room, where a feature gas fire creates a natural focal point and a warm, inviting atmosphere.

The adjoining L-shaped dining room is particularly impressive, offering an abundance of space for family gatherings, celebrations and entertaining on a larger scale. Sliding doors open into the garden room, creating a wonderful sense of openness and allowing natural light to flow throughout the ground floor.

Overlooking the rear garden, the garden room is a room to be enjoyed throughout the year. Surrounded by glazing and with French doors opening directly onto the garden, it offers a peaceful setting for relaxing, reading or spending time with family and friends whilst enjoying uninterrupted views of the outdoor space.



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### Lowestoft

The kitchen has been fitted with an extensive range of shaker-style wall and base units, complemented by generous work surfaces and practical storage. Features include an inset sink, gas hob with extractor hood, integrated dishwasher and space for a fridge freezer, all arranged to create a functional and welcoming environment at the heart of the home.

Adding further practicality, a rear hallway provides direct access to the garden, garage and utility/shower room. This useful space incorporates a WC, wash basin, electric shower and laundry facilities, making it particularly convenient for busy households.

The first floor continues to impress with three well-proportioned bedrooms arranged around a spacious landing. The principal bedroom enjoys exceptional proportions and benefits from a private en suite shower room. The second bedroom features built-in wardrobes and storage, while the third bedroom also has fitted storage and offers flexibility as a guest room, nursery or home office. A spacious family bathroom serves the remaining accommodation.



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Outside, the property enjoys a strong presence with a large brick weave driveway providing ample off-road parking alongside an integrated garage with electric roller door. Secure side access leads through to the rear garden.

A standout feature of the home is the larger-than-average rear garden. Predominantly laid to lawn and bordered by mature trees and established planting, it offers a wonderful degree of privacy and space for families to enjoy. A decked seating terrace provides the perfect spot for outdoor dining, while a timber pergola and dedicated barbecue area create an inviting setting for summer entertaining. The garden is further enhanced by a charming summer house and an exceptionally large timber workshop, offering excellent potential for hobbies, storage, creative pursuits or home working.

Offering generous accommodation, extensive outside space and a desirable North Lowestoft location close to both the beach and Oulton Broad, this is a home ideally suited to family life. With scope to personalise over time and space to adapt to changing needs, it presents a rare opportunity in a highly regarded part of the town.



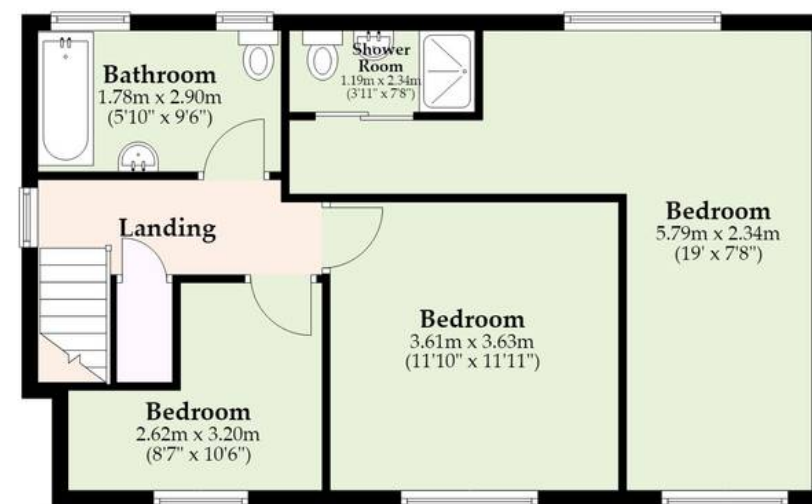
## Ground Floor

Approx. 102.6 sq. metres (1104.1 sq. feet)



## First Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



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Total area: approx. 159.6 sq. metres (1717.4 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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