



2 The Leas, Lowestoft

Minors & Brady





## 2 The Leas

### Lowestoft

There is an immediate sense of space, comfort and practicality throughout this impressive Badger-built family home. Situated within the ever-popular Park Meadows development, the property enjoys a quiet position while remaining close to everything needed for modern living. Thoughtfully maintained and beautifully presented, it offers generous reception space, four well-sized bedrooms, a private garden and excellent parking, creating an ideal home for families looking to settle within one of North Lowestoft's most sought-after locations.

- Impressive Badger-built detached family home located within the highly regarded Park Meadows development
- Four well-proportioned bedrooms, including a principal bedroom with en-suite shower room
- Spacious sitting room with double doors opening into the dining room, ideal for family living and entertaining
- Separate dining room with direct access to the rear garden through sliding patio doors
- Well-equipped fitted kitchen featuring a range of storage units, integrated cooking appliances and space for additional appliances
- Ground floor cloakroom together with a well-appointed family bathroom serving the first-floor accommodation
- Bright and welcoming entrance hall with an attractive galleried staircase
- Private enclosed rear garden with lawn and patio seating area, perfect for outdoor dining and relaxation
- Detached brick-built garage, generous driveway parking and excellent access to local amenities, schools and Gunton Woods Nature Reserve

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## 2 The Leas

### Lowestoft

#### The Location

The Leas is situated within the popular Park Meadow development in North Lowestoft, a well-established residential area offering excellent access to local amenities, schools and transport links. The location appeals to a wide range of buyers, from families and professionals to those looking to enjoy a convenient coastal lifestyle.

One of the area's standout features is nearby Gunton Woods, a well-loved woodland providing a network of walking trails and open green space, ideal for outdoor recreation and dog walking. Residents can also enjoy easy access to a variety of parks and recreational areas within the surrounding neighbourhood.

Everyday conveniences are close at hand, with both Tesco Superstore and Aldi located nearby, alongside a range of local shops, healthcare facilities and other essential services. The area is also well served by a selection of local primary and secondary schools, making it particularly attractive for families.

Lowestoft's sandy beaches, seafront and town centre are only a short distance away, offering a wealth of leisure, shopping and dining opportunities. Excellent road links provide easy connections to Beccles, Great Yarmouth and Norwich, while regular public transport services operate throughout the area.

With its convenient position, proximity to Gunton Woods and excellent range of local amenities, The Leas offers an ideal setting from which to enjoy all that North Lowestoft and the surrounding Suffolk coastline have to offer.



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## 2 The Leas

### Lowestoft

Enjoying a peaceful position along a quiet road within the highly sought-after Park Meadows development in North Lowestoft, this beautifully presented Badger-built four-bedroom detached home offers generous accommodation, excellent presentation and a setting perfectly suited to modern family life.

The property welcomes you through a bright and spacious entrance hall, where a striking galleried staircase creates an immediate sense of space and quality. The layout has been thoughtfully designed for family living, with well-proportioned rooms and a natural flow throughout the ground floor.

The spacious sitting room provides an inviting space for everyday relaxation, filled with natural light and centred around comfort. Double doors open into the dining room, creating a versatile arrangement that works equally well for entertaining, family gatherings and more formal occasions. Sliding doors open onto the garden, allowing the outside space to become an extension of the home during the warmer months.

The kitchen is well-equipped with a comprehensive range of fitted wall and base units, extended work surfaces, an inset sink unit, integrated oven, gas hob and extractor hood, together with space for further appliances. Practical and functional, it offers everything needed for busy family life while providing direct access to the garden and driveway.



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Lowestoft

Completing the ground floor is a convenient cloakroom.

The first floor continues to impress, offering four generously sized bedrooms. The principal bedroom benefits from the added luxury of an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath, wash basin and WC. The accommodation provides flexibility for growing families, guests, hobbies or those requiring dedicated home-working space.

Outside, the property occupies a generous plot with attractive frontage and excellent kerb appeal. A driveway provides ample off-road parking for several vehicles and leads to the detached brick-built garage, offering valuable storage and practicality.

The rear garden is a particularly appealing feature, providing a private and enclosed outdoor setting that can be enjoyed throughout the year. Predominantly laid to lawn with established borders and a decked seating area, it offers plenty of space for children to play, summer entertaining and outdoor dining with family and friends.

Homes within this location are always in demand, and with its spacious accommodation, excellent condition, garage, private garden and superb position, this is a property perfectly suited to buyers seeking a long-term family home in one of North Lowestoft's most popular neighbourhoods.

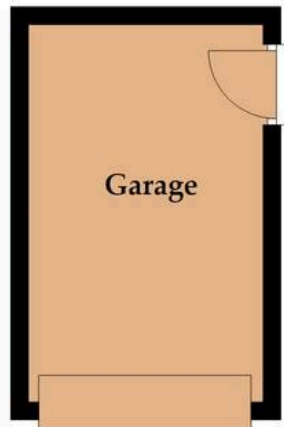


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## Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)  
(excluding Garage)



## First Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



Total area: approx. 108.8 sq. metres (1170.7 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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