



159 Spashett Road, Lowestoft

Minors & Brady



159 Spashett Road

Lowestoft

Set on an impressive corner plot in a peaceful residential setting, this spacious semi-detached home offers an exciting opportunity for buyers seeking both immediate comfort and future potential. With over 1,200 sqft of versatile accommodation, light-filled interiors and generous gardens surrounding the property, the home provides ample space for growing families, home working and modern day living. Well maintained throughout yet offering scope to update and enhance to individual tastes, it presents the chance to create a home that evolves with your lifestyle. Conveniently located within easy reach of Lowestoft's award-winning coastline, local schools, amenities and transport links, this is a property that promises space, practicality and long-term appeal in equal measure.



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The Location

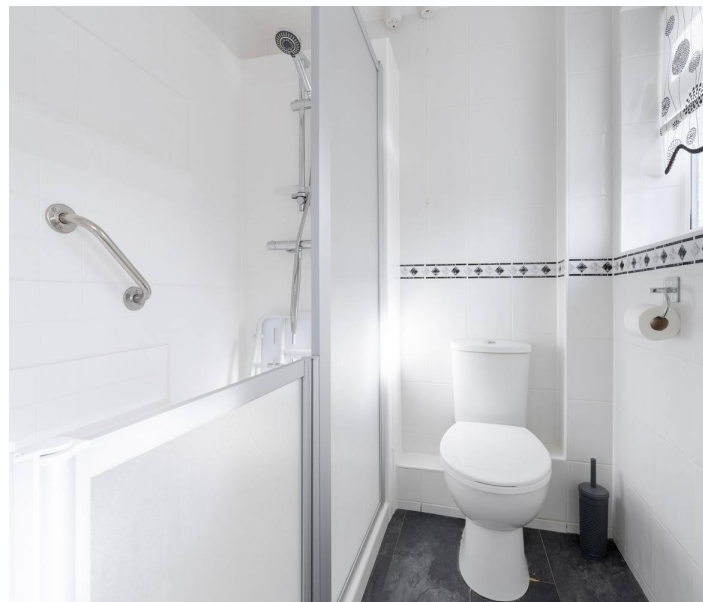
Spashett Road is situated in a popular residential area of Lowestoft, offering a convenient setting with easy access to a wide range of local amenities. The area is well regarded for its established community atmosphere, excellent local facilities, and convenient access to both the town centre and the surrounding Suffolk countryside.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. The location is particularly appealing to families, professionals, and retirees alike, with a range of recreational facilities and everyday conveniences close at hand.

Lowestoft's award-winning sandy beaches, historic seafront, and vibrant town centre are within easy reach, providing an excellent selection of shopping, leisure, and entertainment opportunities. Nearby parks and open green spaces offer further opportunities for outdoor recreation and relaxation throughout the year.

The property is also well placed for access to Oulton Broad, one of the area's most popular destinations, offering attractive waterside walks, boating activities, leisure facilities, and a variety of cafés, pubs, and restaurants. The nearby Broads National Park and surrounding countryside provide excellent opportunities for walking, cycling, and enjoying the natural environment.

The area benefits from excellent transport connections, with convenient access to the A12 and A47, providing routes to Norwich, Great Yarmouth, Ipswich, and the wider Norfolk and Suffolk region. Lowestoft railway station offers regular services to Norwich and onward connections across the region.



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Positioned on a generous corner plot along a quiet residential road in the ever-popular coastal town of Lowestoft, this attractive semi-detached residence presents an exciting opportunity to acquire a spacious family home with excellent scope for enhancement and future growth.

Offering more than 1,200 sqft of adaptable accommodation, the property is ideal for those seeking a home they can enjoy immediately while exploring the potential to modernise, reconfigure or extend, subject to the necessary permissions.

The sense of space is evident from the moment you step inside. A bright and welcoming entrance hall creates an inviting first impression, complete with useful understairs storage for everyday household essentials.

The double-aspect sitting room is flooded with natural light throughout the day, creating a comfortable and versatile living space for both relaxation and entertaining. An adjoining room currently serves as a home office, although its flexibility lends itself equally well to use as a playroom, hobby space, study or snug, depending on individual requirements.

The kitchen is fitted with a range of cabinetry, an integrated oven and a gas hob, alongside designated areas for freestanding appliances. Positioned separately, the dining room offers an ideal setting for family meals, celebrations and informal gatherings, while also presenting opportunities for future redesign to suit contemporary lifestyles.

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Upstairs, the property continues to impress with three bedrooms. Two of the bedrooms benefit from built-in storage, helping maximise floor space and practicality. The accommodation is served by a family bathroom fitted with a three-piece suite, with the opportunity to be modernised.

Outside, the gardens are a particular feature of the property. The private rear garden has been thoughtfully maintained and enjoys a lawned area alongside a mature apple tree that brings seasonal colour and character to the setting. It has direct access into the rear garage. The generous wrap-around front garden further enhances the feeling of space around the home.

To the rear, a garage provides valuable storage space, while a substantial brick-weave driveway delivers ample off-road parking for multiple vehicles.

Agents Notes

Freehold.

Gas central heating system.



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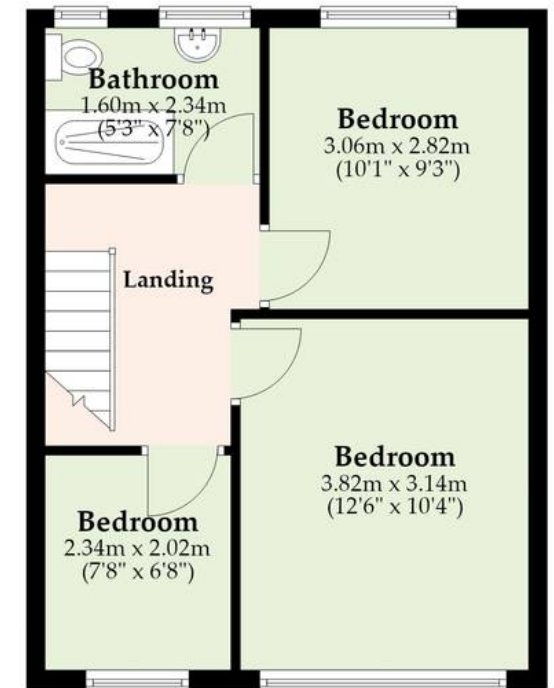
Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



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Total area: approx. 113.4 sq. metres (1220.8 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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