



2 Youngman Villas, High Street, Rear Of 66 High Street

Minors & Brady



2 Youngman Villas, High Street

This architect designed three bedroom semi detached home offers a distinctive upside down layout, with the principal living accommodation positioned on the first floor to make the most of the elevated position and far reaching sea views. The property has a contemporary Mediterranean influence and offers a peaceful, secluded feel, while its thoughtful design provides comfortable and practical accommodation across both floors.

With underfloor heating, low maintenance outdoor space and an impressive upper terrace, this is a unique home that combines coastal views with a quiet and private setting.



2 Youngman Villas, High Street

- Architect designed three bedroom semi detached home with an innovative upside down layout, thoughtfully arranged to make the most of the elevated living space and coastal outlook
- Spacious open plan kitchen and living area positioned on the upper floor, creating a bright and welcoming main living space with far reaching sea views
- Beautifully secluded and peaceful setting, offering a sense of privacy while remaining within easy reach of the amenities of Lowestoft
- Contemporary Mediterranean inspired design with a distinctive character, complemented by generous glazing and a strong connection between the indoor and outdoor spaces
- Well equipped fitted kitchen with ample worktop and storage space, including a newly fitted dishwasher and open plan connection to the living area
- Three well proportioned bedrooms, including a principal bedroom with direct access onto the private terrace, providing an attractive and versatile outdoor connection
- Exceptionally spacious family bathroom, complemented by a separate first floor WC and useful ground floor utility room
- Underfloor heating designed to provide comfortable, even warmth throughout the home, contributing to an economical and efficient living environment
- Private, low maintenance outdoor areas with a generous terrace, providing excellent space for relaxing and entertaining while enjoying the coastal setting





2 Youngman Villas, High Street

Location

Situated on High Street in the Harbour and Normanston area of Lowestoft, Youngman Villas is conveniently positioned within easy reach of the town's everyday amenities. The surrounding area offers a selection of local shops, independent businesses, cafés, and essential services, while Lowestoft town centre provides a wider choice of shopping, dining, leisure, and cultural facilities. Lowestoft railway station is also within easy reach, with regular services providing connections towards Norwich and Ipswich.

The location is well placed for enjoying the Suffolk coast, with Lowestoft's sandy beaches, promenade, and seafront attractions accessible from the town centre. Nearby green spaces and the River Waveney provide opportunities for walking and outdoor recreation, while the surrounding road network offers convenient connections to Oulton Broad, Beccles, and the wider Suffolk and Norfolk area.

Youngman Villas

The first floor is accessed via the external staircase, which leads to the private upper terrace and the main entrance into the property. From here, you enter directly into the spacious open plan kitchen and living area, creating a sociable space for relaxing, dining and entertaining.



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2 Youngman Villas, High Street

The well equipped kitchen features a range of fitted units, while the living area benefits from generous windows and doors opening onto the terrace. The elevated position allows the property to take full advantage of the far reaching sea views, while a convenient WC completes this floor.

The ground floor provides three well proportioned bedrooms, offering flexible accommodation for families, guests or those requiring space to work from home. The bedrooms are arranged off the central hallway, with the principal bedroom providing a good sized double room and the remaining two bedrooms offering further versatile accommodation.

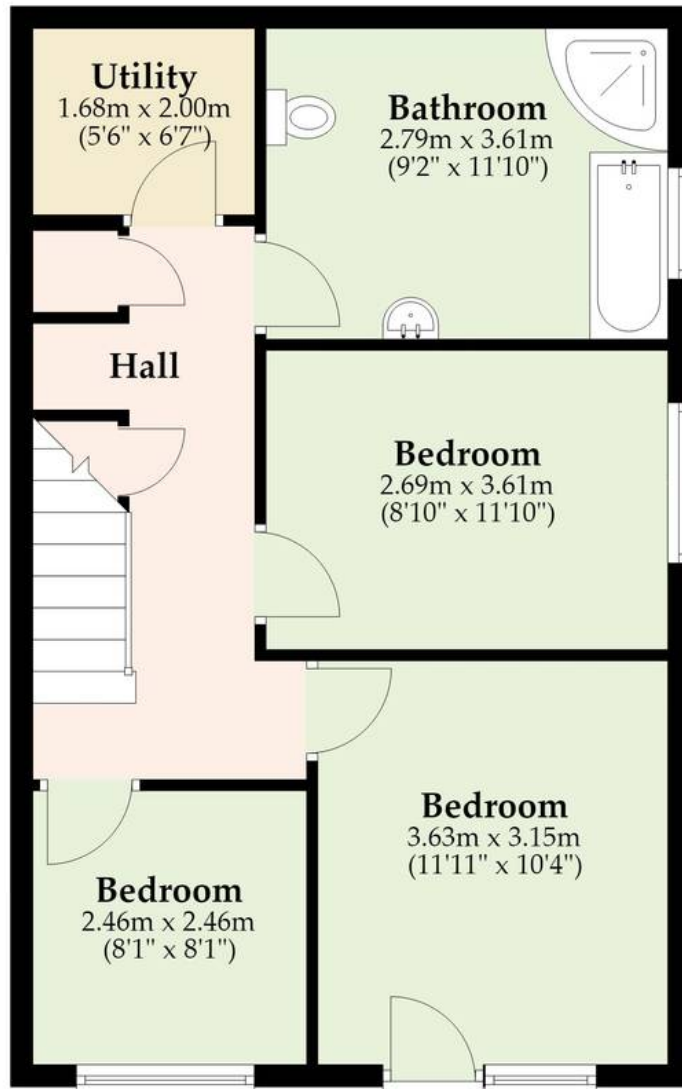
Also on the ground floor is a particularly spacious family bathroom, offering a generous layout with a fitted suite, together with a separate utility room providing useful additional space for household appliances and storage.

Outside, the property benefits from gated outdoor areas which provide a good degree of privacy and security. The upper terrace offers an excellent setting for outdoor seating and entertaining, while the additional lower outdoor area provides further useful space. The relatively low maintenance outdoor areas complement the property's practical design, while the quiet and secluded setting creates a peaceful environment to enjoy the coastal outlook.



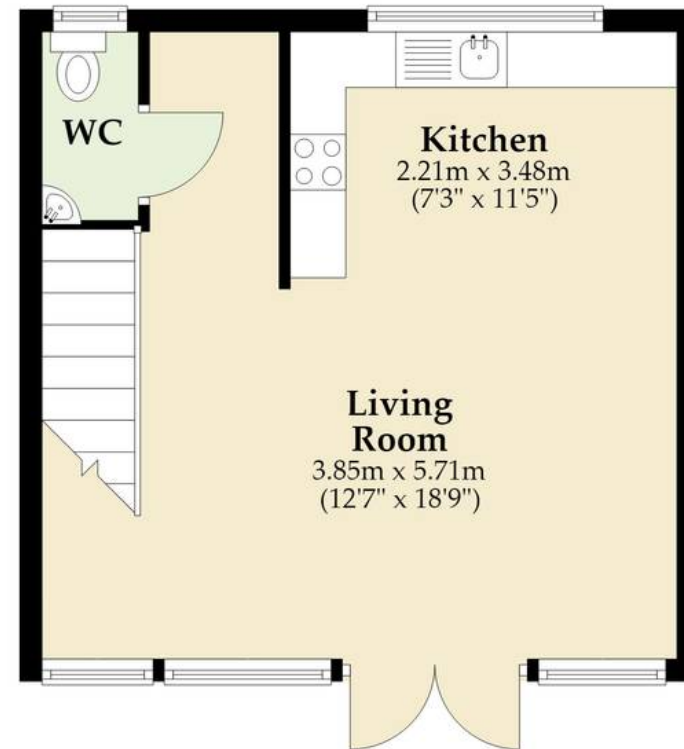
Ground Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 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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