



36 Princes Road, Lowestoft

Minors & Brady



36 Princes Road

Lowestoft

A stylishly updated home offering spacious accommodation across three floors, complete with a versatile loft room and a generous rear garden. Beautifully modernised throughout, this well-presented mid-terrace property provides bright and well-proportioned living spaces ideal for first-time buyers. The ground floor features a comfortable lounge, a separate dining room with French doors to the garden, and a practical fitted kitchen. Two generous double bedrooms are located on the first floor, while the top floor offers a substantial loft room with useful eaves storage. Conveniently situated close to local amenities, schools and transport links, this attractive home also benefits from UPVC double glazing, a modern gas combi boiler and on-street permit parking.

- Stylishly modernised throughout
- Spacious accommodation arranged over three floors
- Two generous first-floor double bedrooms
- Substantial and versatile loft room
- Comfortable lounge with open flow to dining room
- Separate dining room with French doors to the garden
- Modern family bathroom with mains-fed monsoon shower
- UPVC double glazing throughout
- Modern gas combination boiler
- Enclosed rear garden with low maintenance design





36 Princes Road

The Location

Situated on the most easterly point of the British Isles, Lowestoft is one of Suffolk's best-known coastal towns, offering an enviable combination of seaside living, excellent amenities and strong transport connections. The town is renowned for its wide sandy beaches, stretching along much of the coastline, with both the award-winning South Beach and the more traditional North Beach proving popular with residents and visitors throughout the year. The seafront is home to Victorian gardens, the Royal Plain fountains, historic piers and a promenade that provides the perfect setting for coastal walks, while the town's maritime heritage remains an important part of its character.

Beyond its coastline, Lowestoft offers a comprehensive range of amenities to cater for everyday needs. There are numerous supermarkets, independent shops, retail parks, cafés, restaurants and public houses, alongside healthcare facilities, leisure centres and a variety of community services. Families are well served by a selection of primary and secondary schools, while East Coast College provides further education opportunities within the town.

For commuters and those wishing to travel further afield, Lowestoft benefits from a train station with regular services to Norwich, as well as good road links connecting to the wider Suffolk and Norfolk regions. The town also enjoys close proximity to the Norfolk and Suffolk Broads, offering miles of scenic waterways, nature reserves and walking routes, making it particularly appealing to those who enjoy outdoor pursuits. Whether it's a morning walk along the beach, access to everyday conveniences, or the opportunity to explore the surrounding countryside and coastline, Lowestoft offers a lifestyle that combines the best of coastal living with the practicality of a well-served market town.

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36 Princes Road

Lowestoft

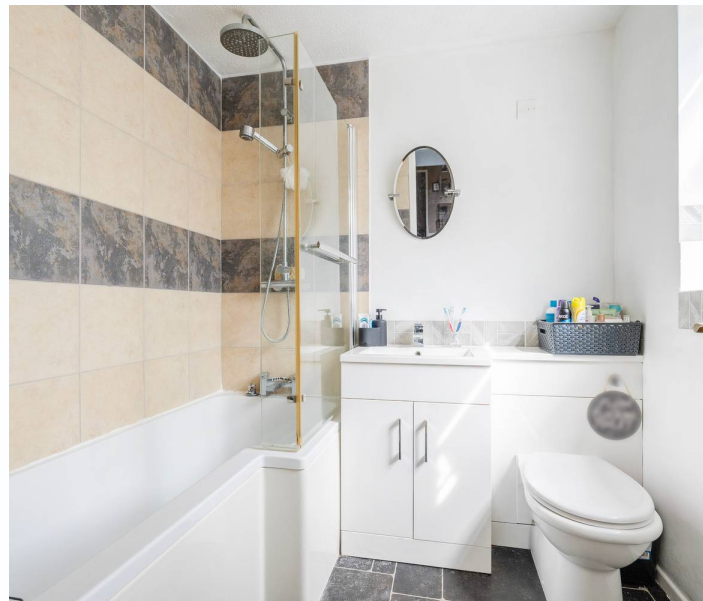
Princes Road, Lowestoft

This charming mid-terrace home has been thoughtfully modernised throughout and offers spacious, flexible accommodation arranged over three floors. Ideal for first-time buyers, growing families, or those seeking a well-presented home close to local amenities and transport links, the property combines character, practicality and contemporary comfort.

The property is approached via a neatly maintained front garden with decorative shingle and an attractive feature shrub, all enclosed by a low brick wall. A welcoming entrance porch provides a useful buffer from the outside and leads directly into the main living accommodation.

The comfortable lounge enjoys a bright front-facing aspect and flows seamlessly into the dining room, creating a sociable space that is well suited to both everyday living and entertaining. The dining room benefits from French doors opening onto the rear garden, allowing plenty of natural light to fill the room while providing a pleasant connection to the outdoor space.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units offering practical storage and workspace. There is space for a variety of appliances, making it a functional and versatile area for day-to-day use.



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Beyond the kitchen, the rear lobby provides further storage and access to the family bathroom, which is fitted with a modern suite comprising a vanity wash basin with WC, panelled bath and a mains-fed monsoon shower, complemented by a heated towel rail.

On the first floor, two generously proportioned double bedrooms provide comfortable accommodation, both benefiting from useful built-in storage. The principal bedroom enjoys a pleasant front aspect, while the second bedroom overlooks the rear garden.

A further staircase rises to the top floor where a substantial loft room offers excellent versatility. Flooded with natural light from a front-facing bay window, this impressive space could be used as a home office, hobby room, occasional guest space, dressing area or additional reception room, subject to individual requirements.

Useful eaves storage further enhances its practicality.

Externally, the rear garden has been designed for easy enjoyment, featuring a low maintenance design that is ideal for outdoor dining and relaxing during warmer months. A timber storage shed provides additional practical storage, while gated rear access adds convenience.

Further benefits include UPVC double glazing throughout, a modern gas combination boiler, and on-street permit (£35) parking.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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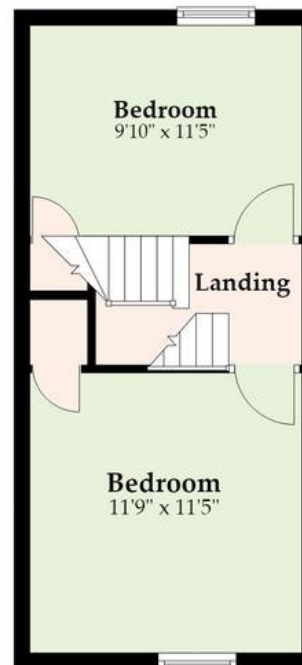
Ground Floor

Approx. 456.8 sq. feet



First Floor

Approx. 311.8 sq. feet



Second Floor

Approx. 218.6 sq. feet



Total area: approx. 987.2 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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oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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