



44 York Road, Lowestoft

Minors & Brady



44 York Road

Lowestoft

Just moments from the coast and positioned within a convenient Lowestoft setting, this well-presented mid-terrace home offers an exciting opportunity for buyers seeking comfortable, versatile living with everyday convenience on the doorstep. Bright and welcoming throughout, the property features a light-filled living room, separate dining room, well-equipped kitchen, three bedrooms and a modern shower room. Outside, a private low-maintenance garden provides the perfect space for relaxing or entertaining, while a detached garage to the rear adds valuable storage and workshop potential. Ideal for first-time buyers, families and investors alike, this appealing home is ready to be enjoyed from day one.



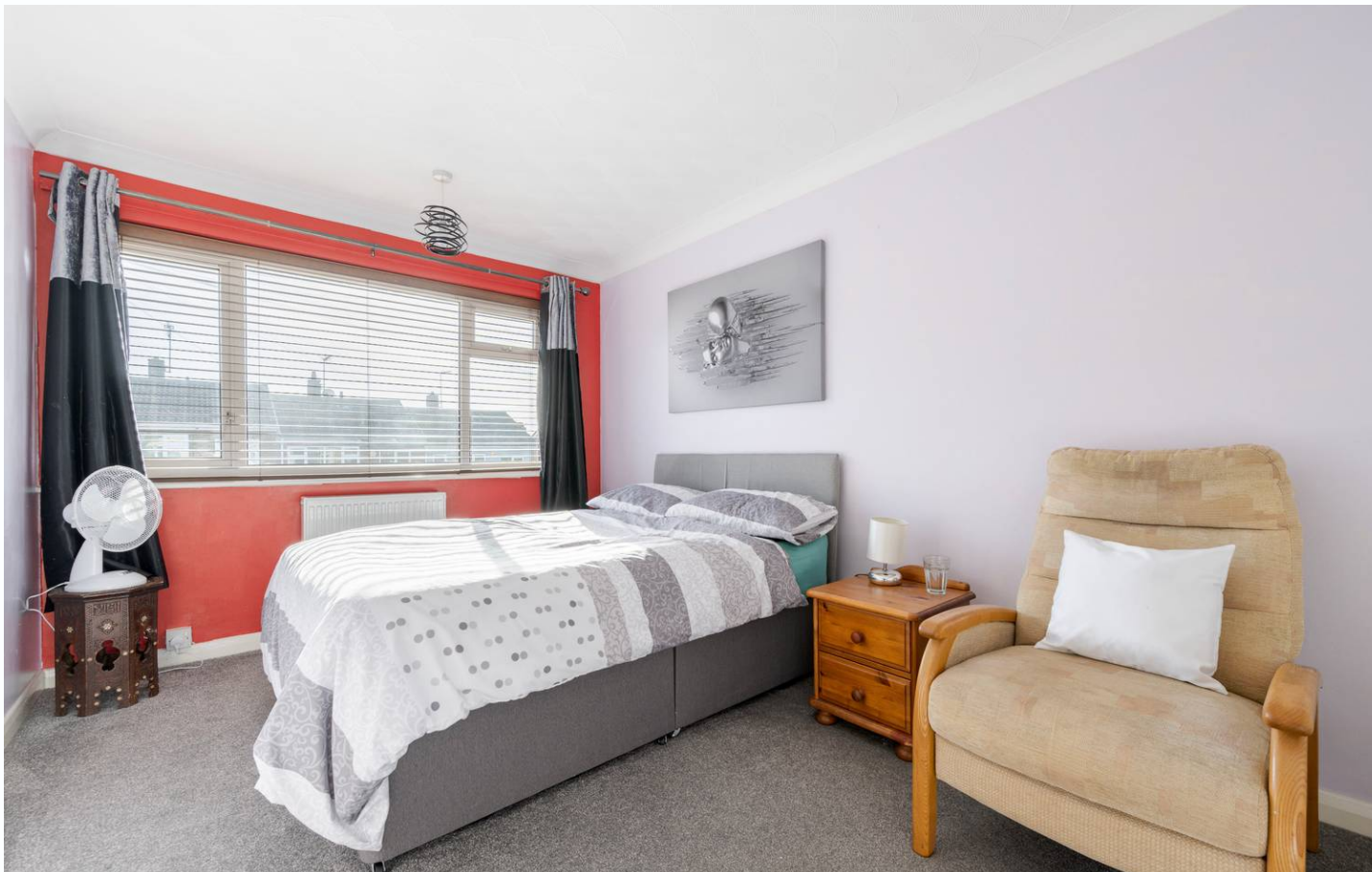


44 York Road

Lowestoft

- Mid-terrace residence positioned down a residential road in the coastal town of Lowestoft
- Suitable choice for first-time buyers, families or investors, looking for a well-presented property in a convenient location
- Living room that is filled with an abundance of natural light from the front-facing window, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a freestanding oven and areas for your own appliances
- Dining room that is located off the kitchen, providing direct access to the rear garden
- Three bedrooms offering comfort and privacy, one has flexibility to be a home office, dressing room or a nursery
- Shower room comprising of a modern three-piece suite
- A private, low-maintenance garden that is mainly paved, suitable for outdoor seating and potted plants
- Detached garage located at the rear of the property, suitable for storage and workshop use
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline





44 York Road

Lowestoft

York 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 Suffolk coastline.

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 everyday conveniences and recreational facilities close at hand.

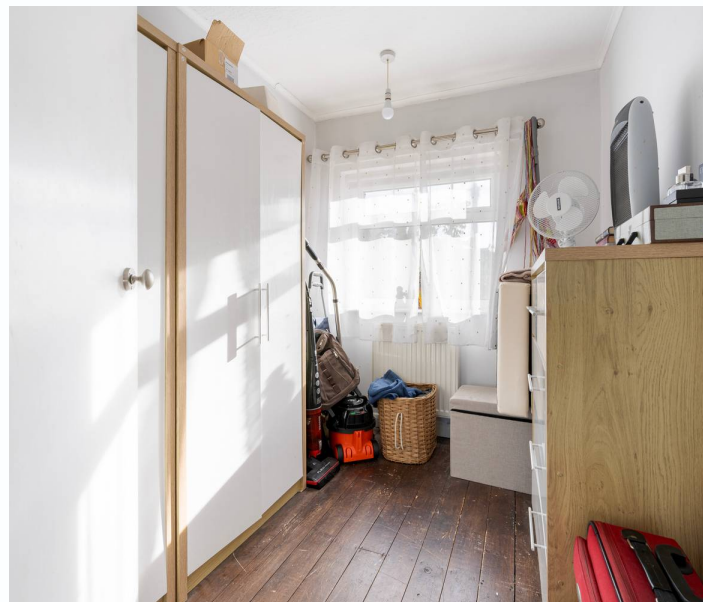
Lowestoft's award-winning sandy beaches, historic seafront, and vibrant town centre are within easy reach, providing an extensive range of shopping, leisure, and entertainment opportunities. Nearby parks and open green spaces offer further opportunities for outdoor recreation and relaxation throughout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

The property is also conveniently positioned for access to Oulton Broad, one of East Suffolk's most desirable destinations and the gateway to the Norfolk Broads. Residents can enjoy attractive waterside walks, boating activities, leisure facilities, and a variety of popular cafés, pubs, and restaurants overlooking the water. The nearby Broads National Park provides further opportunities for walking, cycling, and enjoying the natural surroundings.

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 and nearby Oulton Broad stations offer regular services across East Anglia, making the location well suited to commuters and those wishing to explore the surrounding area.

M&B

Just moments from the coast and positioned within a convenient Lowestoft setting, this well-presented mid-terrace home offers an exciting opportunity for buyers seeking comfortable, versatile living with everyday



44 York Road

Lowestoft

Occupying a convenient position along a residential road in the coastal town of Lowestoft, this well-presented mid-terrace home is an excellent choice for first-time buyers, families and investors.

A paved front garden creates a neat first impression, leading to a bright and welcoming entrance hall that provides access to the principal ground floor accommodation.

Positioned at the front of the property, the living room is flooded with natural light from a large front-facing window, creating a warm and inviting space for relaxation or entertaining. The well-proportioned layout offers plenty of flexibility for a range of furnishings and lifestyles.

To the rear, the kitchen is fitted with a range of cabinetry, a freestanding oven and designated space for further appliances. Designed with practicality in mind, it provides everything required for day-to-day living while offering scope for personalisation.

Leading directly from the kitchen, the dining room forms an important social space within the home. Perfect for family meals and gatherings, it enjoys direct access to the rear garden, creating a seamless connection between inside and out.

The first floor landing serves three bedrooms and the shower room. The principal and second bedrooms are both comfortable and well-proportioned, while the third bedroom offers excellent versatility, whether used as a nursery, home office, dressing room or guest bedroom.

M&B





44 York Road

Lowestoft

Completing the accommodation is a modern shower room, fitted with a stylish three-piece suite and finished to provide practical facilities for everyday use.

Outside, the private rear garden has been designed for low-maintenance enjoyment, being predominantly paved and ideal for outdoor seating, dining and displaying potted plants. The enclosed setting provides an enjoyable outdoor space without the demands of extensive upkeep.

A particular feature of the property is the detached garage situated to the rear, providing useful storage space, workshop potential or secure parking for bicycles and outdoor equipment.

Agents Notes

This property will be sold freehold.

Please call our Oulton Broad office for further information.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

M&B

Dreaming of this home?

Let's make it a *reality*.



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Louie*
Property Consultant

Minors & Brady

Your home, our market

 oultonbroad@minorsandbrady.co.uk  01502 447788  2a Ivy Lane, Oulton Broad, NR33 8QH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378

E: enquiries@norfolk-mortgages.co.uk

W: www.norfolk-mortgages.co.uk