



272 St. Peters Street, Lowestoft

Minors & Brady



272 St. Peters Street

Lowestoft

Behind its bay-fronted façade, this characterful period home offers far more than first meets the eye. Filled with original features and generous accommodation, the property presents an exciting opportunity for buyers seeking a home they can make their own. With versatile living spaces, three/four bedrooms, a low-maintenance garden and a substantial garage, it is perfect for modern living while offering plenty of scope to personalise and enhance over time. Conveniently positioned close to local shops, schools and everyday amenities, this is a home that combines practicality, character and potential in equal measure.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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The Location

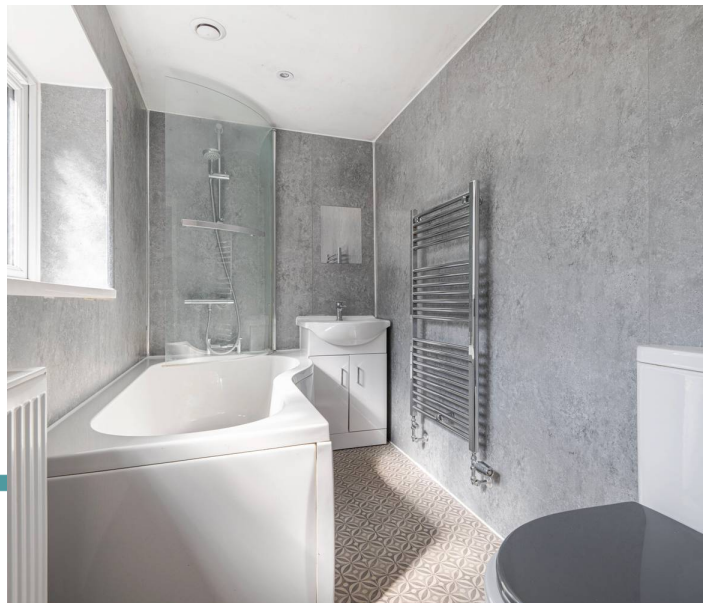
St. Peters Street is situated in a convenient and well-established area of Lowestoft, offering easy access to a wide range of local amenities and the many attractions of Suffolk's most easterly town. The area is popular with a variety of buyers, benefiting from its proximity to the town centre, excellent transport connections, and nearby coastal attractions.

Residents enjoy access to an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Lowestoft's vibrant town centre is within easy reach, providing a comprehensive range of everyday amenities, retail outlets, and leisure facilities.

The property's location also offers convenient access to Lowestoft's award-winning sandy beaches, historic seafront, and attractive public gardens, providing excellent opportunities for coastal walks, outdoor recreation, and family days out. Nearby parks and green spaces further enhance the appeal of the area, offering pleasant surroundings for relaxation and leisure.

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

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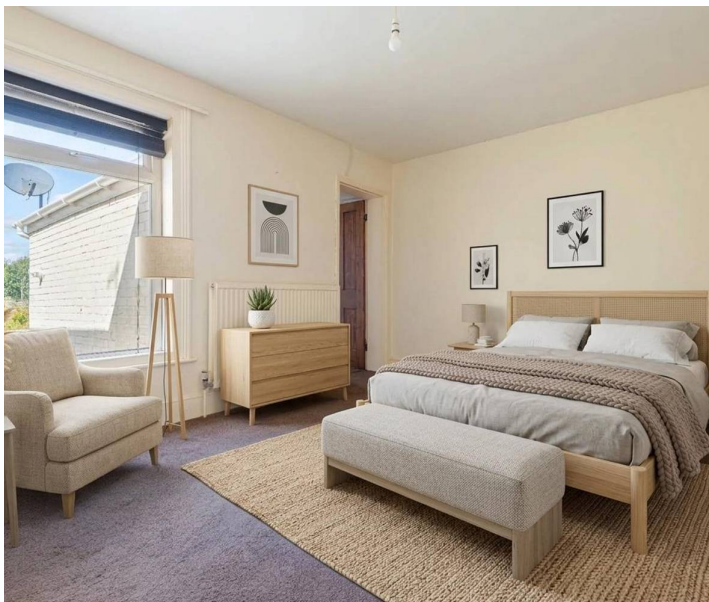
Lowestoft

Occupying a convenient position within easy reach of local amenities, schools and the Suffolk coastline, this attractive bay-fronted period terrace presents an excellent opportunity for buyers seeking a characterful home with plenty of potential.

Rich in original features and offering versatile accommodation across two floors, the property is well suited to first-time buyers, young families, investors or those looking for a property they can shape to suit their own tastes and lifestyle.

The bay-fronted façade creates an appealing first impression, while inside, a welcoming entrance hall sets the tone for the accommodation beyond. Period details found throughout the home serve as a reminder of its heritage, adding warmth and personality to every room.

At the front of the property, a flexible reception room offers a range of possibilities, whether used as a comfortable sitting room, home office or fourth bedroom. To the rear, the main living room provides a cosy space for everyday living, with useful understairs storage and views towards the garden.



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The kitchen is fitted with a selection of wall and base units alongside an inset composite sink and drainer, ceramic hob, extractor hood, built-in storage cupboard and designated space for a fridge freezer. Beyond, the adjoining utility and dining room is filled with natural light from windows to two aspects and provides additional work surfaces along with space for both a washing machine and tumble dryer. With direct access to the garden, this sociable area lends itself equally well to family meals, entertaining guests or day-to-day practical use.

The ground floor accommodation is completed by a modern bathroom featuring a vanity unit with inset wash basin, WC, heated towel rail and a P-shaped bath with mains-fed shower above, finished with contemporary fittings and easy-maintenance wall panelling.

The first floor continues to offer generous and adaptable accommodation. The principal bedroom enjoys views over the rear garden and features a charming period fireplace together with built-in storage. A connecting room provides valuable flexibility and could serve as a nursery, dressing room, study or third bedroom. A spacious second double bedroom occupies the front of the property, where twin windows allow natural light to flood the room throughout the day.

Outside, the rear garden has been designed with low maintenance in mind, predominantly paved, it creates an attractive setting for outdoor dining, summer gatherings and relaxing with family and friends. The garden is fully enclosed, making it a secure and private outdoor space, while gated rear access adds further convenience.

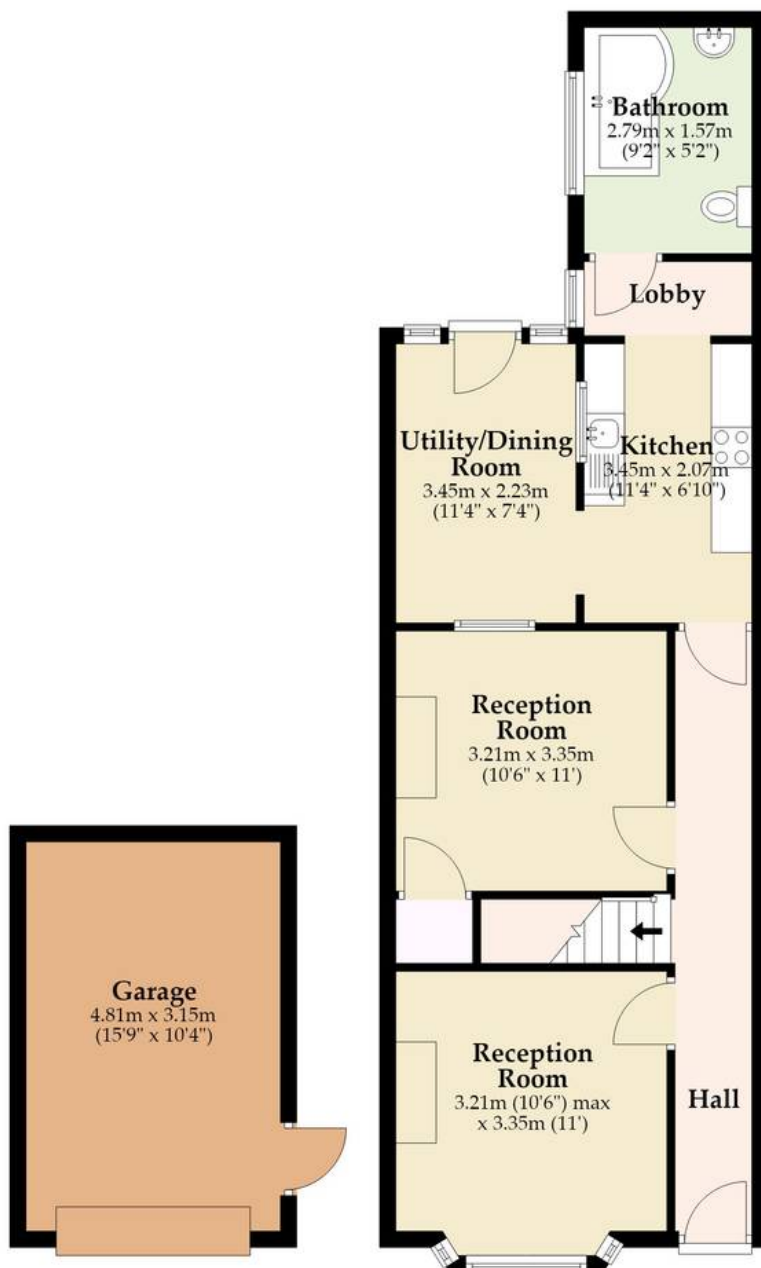
A particular feature of the property is the generous single garage, fitted with power and lighting and offering excellent storage, workshop space or secure parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 110.4 sq. metres (1188.7 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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