

# 28 Westland Road, Lowestoft

Minors & Brady

# 28 Westland Road

## Lowestoft

From the moment you arrive, this charming detached home impresses with its flexible layout, generous parking and excellent family-friendly accommodation. Occupying a desirable position within a popular residential area, the property offers versatile 2/3 bedroom living, a spacious sitting room, a well-appointed kitchen/dining room with integrated appliances, a bright conservatory and attractive gardens. Complemented by a detached garage/workshop, a wealth of off-road parking and a recently replaced boiler, this is a home perfectly suited to a variety of buyers seeking comfort, practicality and space to grow.

**Agents Notes**

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Boiler installed in June/July 2024.

This property is subject to a restrictive covenant that removes permitted development rights. As a result, planning permission must be obtained for any alterations or extensions to the property, regardless of whether the works would ordinarily fall within permitted development rights.









# 28 Westland Road

## Lowestoft

Westland 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 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 conveniently located 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 offers 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 to Norwich and onward connections across the region.

M&B







# 28 Westland Road

Lowestoft

Occupying a desirable position within a well-regarded residential area, this attractive detached home offers flexible and well-presented accommodation, making it an excellent choice for families, downsizers and home workers.

The accommodation is entered via a welcoming porch leading into the entrance hall, creating an inviting first impression and providing access to the main living areas.

To the front of the property, the spacious sitting room offers an excellent setting for both relaxation and entertaining. Flooded with natural light and complemented by a multi-fuel burner, this comfortable reception room provides ample space for a variety of furnishings and serves as the ideal place for everyday family living.

To the rear, the kitchen/dining room forms the heart of the home. Thoughtfully designed, it features a range of fitted units and integrated appliances including a double oven, induction hob, dishwasher and fridge/freezer, together with the added benefit of a water softener. The dining area provides plenty of space for family meals and enjoys pleasant views over the rear garden.

Adjoining the kitchen is a delightful conservatory which creates a further reception space, flooded with natural light. With direct access to the garden, it offers a versatile area that could be enjoyed as a garden room, family room or additional dining space.

M&B







# 28 Westland Road

Lowestoft

Completing the ground floor is a highly adaptable room currently arranged as a bedroom but equally suited to use as a dining room, home office, playroom or hobby room, depending on individual requirements. A family bathroom serves the ground floor accommodation, comprising of a modern three-piece suite.

To the first floor, the landing leads to two well-proportioned double bedrooms. The principal bedroom benefits from the convenience of an en-suite, while the second bedroom offers comfortable accommodation for family members or guests.

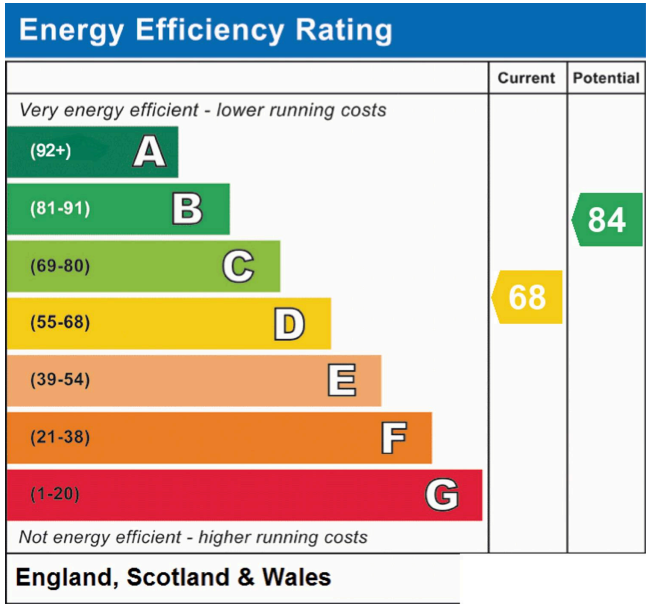
Outside, the property enjoys an attractive rear garden designed for both relaxation and enjoyment. A patio seating area provides the ideal space for outdoor dining, while the laid-to-lawn garden offers plenty of room for children, pets or keen gardeners to enjoy. A charming fish pond serves as an attractive focal point, and a timber shed provides useful external storage. The garden complements the internal accommodation perfectly and offers an inviting space to make the most of the warmer months.

A particular feature of the property is the detached garage/workshop, providing excellent storage, secure parking or workspace potential. To the front, a wealth of off-road parking comfortably accommodates multiple vehicles, adding further practicality for modern family life.

M&B

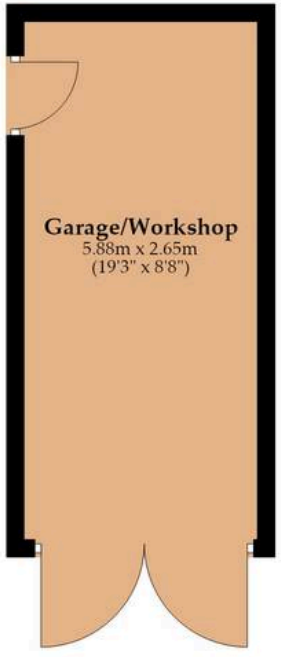






## Outbuilding

Approx. 15.6 sq. metres (167.4 sq. feet)



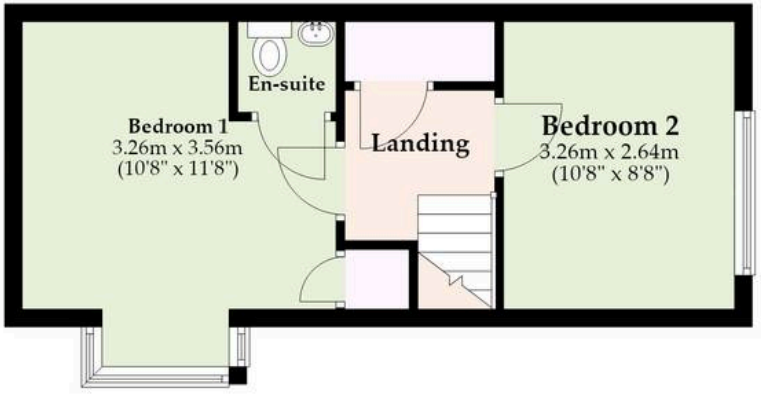

## Ground Floor

Approx. 54.0 sq. metres (580.8 sq. feet)
(excluding Hall, Porch)




## First Floor

Approx. 21.6 sq. metres (232.4 sq. feet)
(excluding Landing, En-suite)




M&B

Total area: approx. 91.1 sq. metres (980.6 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.

# 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

# Norfolk Mortgages.

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**