

90 Park Road, Lowestoft

Minors & Brady

90 Park Road

Lowestoft

Step inside this beautifully presented bay-fronted Victorian residence and discover a home that effortlessly delivers space, character and versatility for modern family living. Occupying a desirable position along a residential road in the coastal town of Lowestoft, this turn-key property showcases over 1,300 sqft of light and airy accommodation, seamlessly blending elegant period features with contemporary comforts. Highlights include a stunning open-plan kitchen, dining and living space forming the heart of the home, a spacious bay-fronted sitting room with feature fireplace, three well-proportioned bedrooms, a generous shower room, useful utility/WC, and a beautifully maintained rear garden with detached garage. With high ceilings, original bay windows, flexible living accommodation and French doors opening onto the garden, this impressive family home is perfectly suited to buyers seeking a property ready to move straight into and enjoy.

The Location

Occupying a convenient position on Park Road in Lowestoft, this location offers an appealing balance between day-to-day practicality and the lifestyle benefits associated with living on the Suffolk coast. Situated close to the town centre and within reach of the seafront, the area is well suited to a broad range of buyers, including families, professionals, retirees and those seeking a property with strong transport connections. The surrounding neighbourhood comprises a mix of established residential streets, local services and community facilities, creating a well-connected setting for everyday living.

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CAPPUCCINO
Foam
Hot MILK
CHEESE

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Residents benefit from easy access to a wide range of amenities throughout Lowestoft. The town centre provides an extensive selection of national retailers, independent shops, cafés and eateries, while larger supermarkets and retail offerings can be found across the town. Healthcare facilities, leisure centres and fitness clubs are all readily available, supporting a convenient and active lifestyle. The nearby marina, harbour and regenerated waterfront areas further contribute to the town's growing appeal, offering additional places to dine, socialise and enjoy the coastal environment.

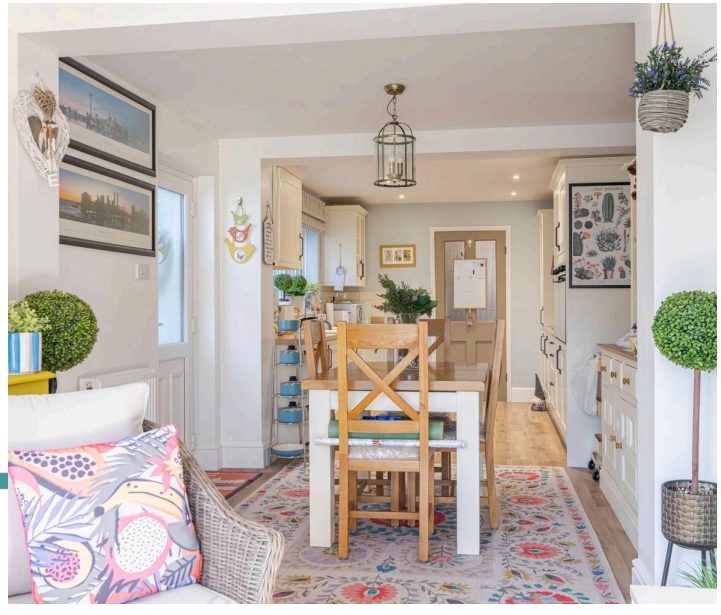
For families, the area is served by a choice of primary and secondary schooling, alongside further education opportunities within Lowestoft and the wider Waveney area. Educational facilities cater to a variety of age groups, making the location a practical option for those planning long-term residence. Combined with the range of recreational amenities available locally, the area provides a balanced environment for both family life and independent living.

Lowestoft railway station offers regular services towards Norwich, providing onward connections to regional and national destinations. Road links are supplied via the A12 and A47 corridors, allowing access across Suffolk, Norfolk and beyond, whilst local bus services operate throughout the town and neighbouring villages. These transport options support commuters whilst also making the wider region easily accessible for leisure and work-related travel.

One of Lowestoft's defining attractions is its access to both coast and countryside. Sandy beaches, seafront promenades and coastal walks are all within easy reach, while the nearby Norfolk and Suffolk Broads offer opportunities for boating, walking, cycling and wildlife observation. Popular destinations including Oulton Broad, Somerleyton, Southwold and the wider Heritage Coast can be enjoyed throughout the year.

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Gated access opens into an attractive front courtyard, where a pathway leads to the main entrance. Stepping inside, the entrance hall creates an immediate sense of welcome, offering a bright and airy first impression. Thoughtfully enhanced with stylish wall panelling, the hallway also benefits from useful understairs storage and provides access to the principal ground-floor accommodation, while a staircase rises directly ahead to the first-floor.

Positioned at the front of the property, the spacious sitting room showcases many of the home's original Victorian characteristics. A beautiful bay window floods the room with natural light and draws attention to the elegant proportions of the space, while a feature fireplace creates a warm focal point and an inviting atmosphere. This is a superb room for everyday relaxation or hosting guests, offering flexibility for a variety of furniture arrangements.

Continuing through the ground-floor, a practical cloakroom provides convenient storage for coats, shoes and outdoor wear, helping to keep the home organised. Adjacent is a useful utility room incorporating a WC and space for laundry appliances. French doors open directly from this area into the rear garden, offering easy access for day-to-day living.

Undoubtedly forming the heart of the home is the impressive open-plan kitchen, dining and living area. Designed to encourage both family interaction and entertaining, this expansive space is flooded with natural light and enjoys direct access to the garden through a second set of French doors. The seamless connection between indoors and outdoors enhances the sense of space and makes the room particularly well suited to social gatherings and summer entertaining.

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The kitchen itself is thoughtfully designed and fitted with an attractive range of quality cabinetry, providing ample storage and worktop space. Integrated appliances include a double oven, ceramic hob and dishwasher, while a sink and drainer unit completes the practical layout. The adjoining dining and living areas offer exceptional versatility, allowing buyers to tailor the space to their own requirements and lifestyle preferences.

The first-floor continues the property's generous proportions and excellent presentation. A spacious landing provides access to three well-appointed bedrooms and the family shower room.

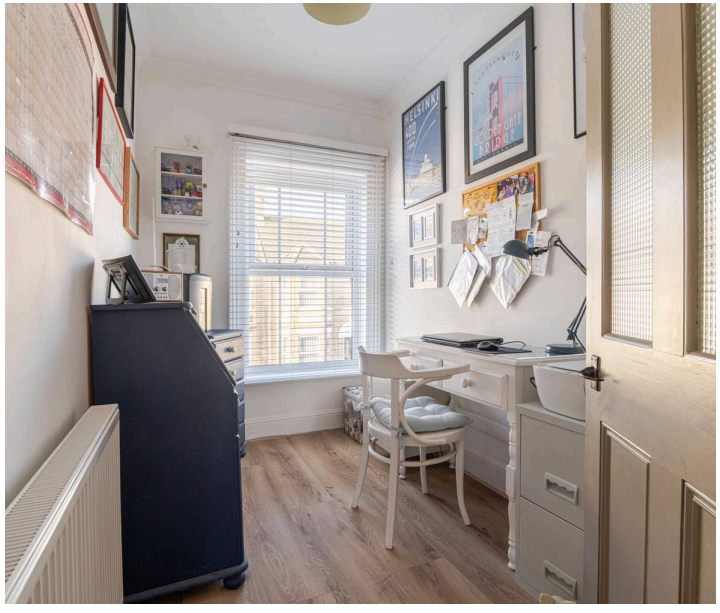
The principal bedroom enjoys an attractive bay window that mirrors the architectural character found in the sitting room below. This elegant room offers ample space for freestanding furniture and provides a comfortable and peaceful setting at the end of the day. The second bedroom is another generous double room and benefits from built-in wardrobes, offering excellent storage solutions. Bedroom three is a versatile single room, equally suited as a nursery, dressing room, home office or guest bedroom, depending on individual requirements. Built-in storage further enhances its practicality.

Serving the first-floor is a well-equipped shower room finished in a contemporary style. The room features a walk-in shower, WC, vanity hand wash basin and heated towel radiator, while built-in storage helps keep everyday essentials neatly concealed.

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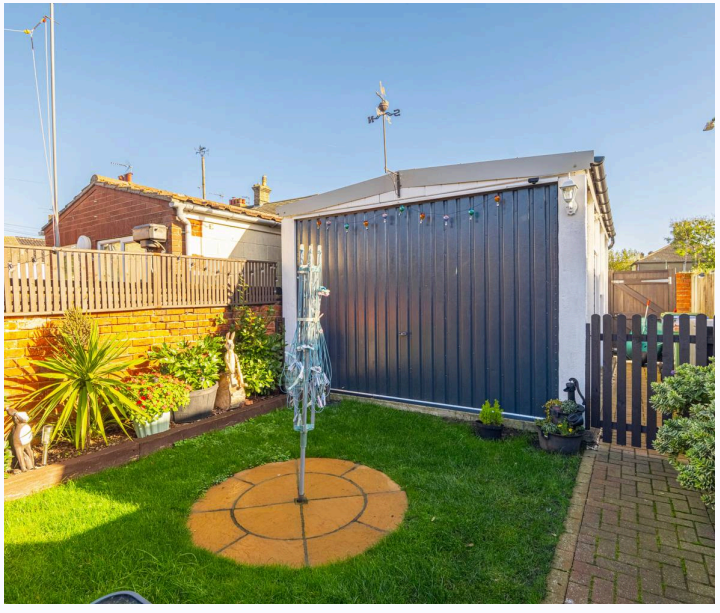







Vanilla Soap







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Outside, the rear garden has been carefully maintained and provides an attractive setting for both relaxation and entertaining. A paved patio offers ample space for outdoor furniture and al fresco dining, while the lawn creates an ideal area for children and pets to enjoy. Established planting beds add colour and interest throughout the seasons, enhancing the overall appeal of the garden. Gated rear access adds convenience, while direct access into the garage further increases functionality.

Completing the property is a large detached garage, providing valuable storage space and excellent versatility for those requiring workshop space, hobby areas or additional household storage.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

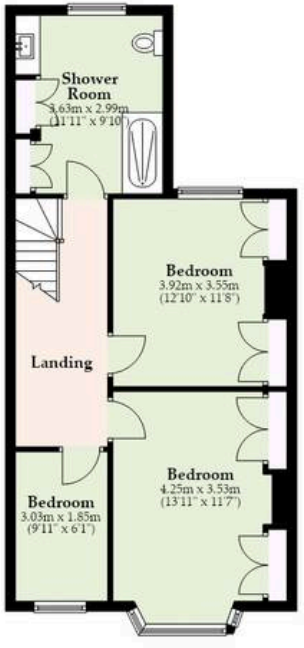
Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



First Floor

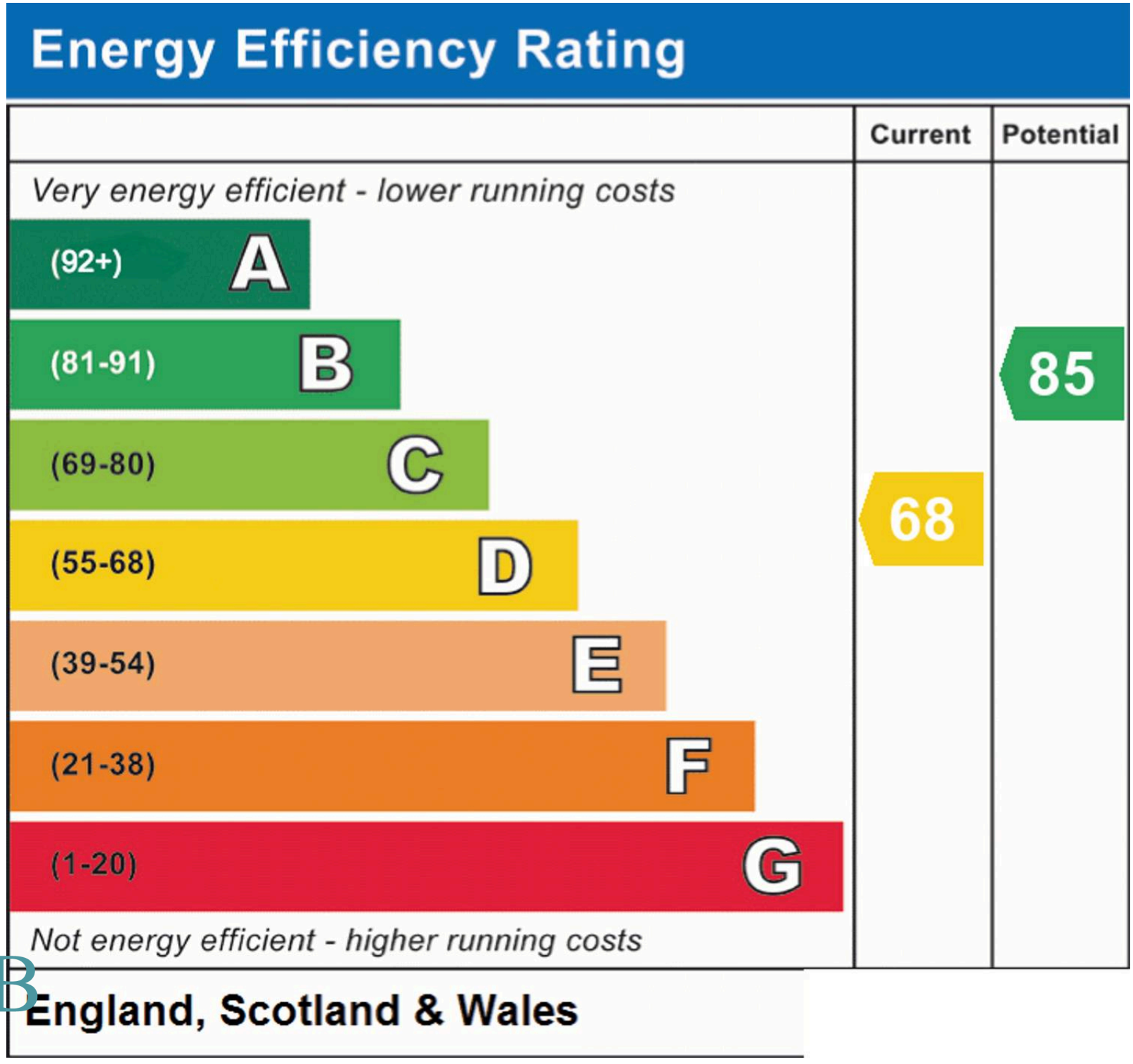
Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 128.3 sq. metres (1380.6 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.

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
85
England, Scotland & Wales

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