

53 Laurel Road, Lowestoft

Minors & Brady

53 Laurel Road

Lowestoft

Set within a peaceful cul-de-sac in the coastal town of Lowestoft, this bay-fronted semi-detached home offers an exceptional amount of space for modern family life. Thoughtfully arranged throughout, the accommodation flows effortlessly from the welcoming entrance hall to the impressive living and dining room, where a bay window and adjoining utility/sun room create bright, sociable spaces for both everyday living and entertaining. A newly fitted kitchen enhances the home's contemporary appeal, while the versatile annex provides valuable flexibility for multi-generational living, older children or guest accommodation. Outside, the generous garden backs onto allotments, offering a pleasant outlook, with a summerhouse, extensive lawn and patio creating a wonderful setting to relax and enjoy the outdoors.

The Location

Laurel Road is situated within the popular south side of Lowestoft, close to both Kirkley and Pakefield, offering a convenient setting that appeals to families, professionals and retirees. The area combines the practicality of a well-established residential neighbourhood with easy access to the Suffolk coast, making it an attractive choice for those seeking both convenience and lifestyle benefits.

M&B









53 Laurel Road

Lowestoft

Everyday amenities are readily available, with convenience stores, supermarkets and a variety of independent shops, cafés and takeaways found nearby along London Road South and throughout the surrounding area. Lowestoft town centre provides a wider range of national retailers, restaurants, leisure facilities and healthcare services, ensuring most daily needs are well catered for.

The area is well served by education, with nearby schools including Phoenix St Peter Academy, St Mary's Roman Catholic Primary School, Red Oak Primary School and East Point Academy. For further education, East Coast College offers a range of academic and vocational courses within the town.

For commuters, Lowestoft railway station is approximately one mile away, providing services to Norwich and connections across the region, while the A12 offers convenient road links south towards Ipswich and Essex. Regular bus services also connect the area with neighbouring communities and the town centre.

A particular attraction of this location is its proximity to the coast. Pakefield Beach and Lowestoft South Beach are both within easy reach, offering enjoyable seaside walks throughout the year, while nearby green spaces such as Kensington Gardens and Kirkley Fen Park provide additional opportunities for recreation. Combined with access to the nearby Broads and Oulton Broad, Laurel Road offers an excellent balance of coastal living, everyday convenience and connectivity.

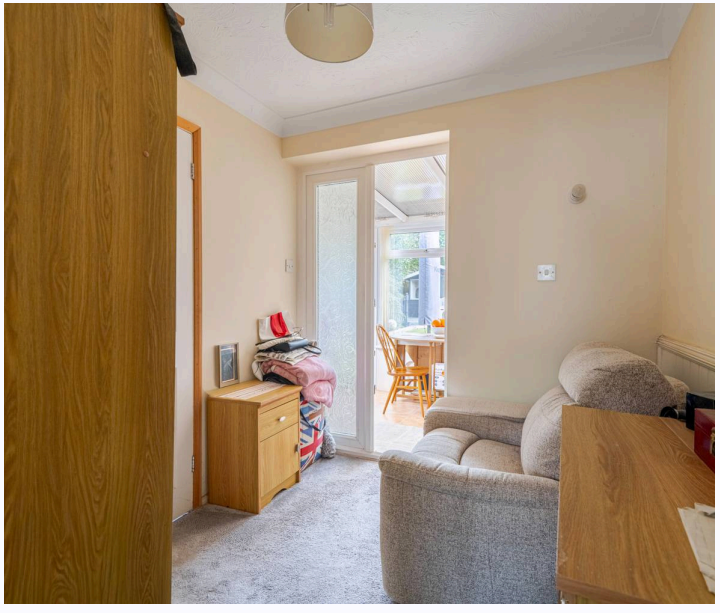
M&B













53 Laurel Road

Lowestoft

The Property

Upon entering, a bright and airy entrance hall immediately creates a welcoming first impression, providing access to the principal ground-floor accommodation. The sense of space is evident from the outset, with the interior having been carefully maintained and updated to offer comfortable, practical living.

Forming the heart of the home is the impressive living and dining room, extending to an excellent size and designed to accommodate both everyday family life and larger social gatherings. Flooded with natural light from the attractive bay window to the front aspect, this versatile reception space benefits from newly installed flooring, built-in storage and ample room for a variety of furniture arrangements.

The kitchen has recently been upgraded and is fitted with a range of contemporary units, providing ample storage and preparation space. Equipped with an integrated oven, gas hob and space for a dishwasher, it has been thoughtfully designed to meet the demands of modern family living. New flooring continues into this area, enhancing the fresh and stylish finish.

A separate utility/sun room is a practical addition offering dedicated space for laundry appliances and helping to keep the main living areas organised and clutter-free. Completing the ground floor is a convenient cloakroom/WC.



53 Laurel Road

Lowestoft

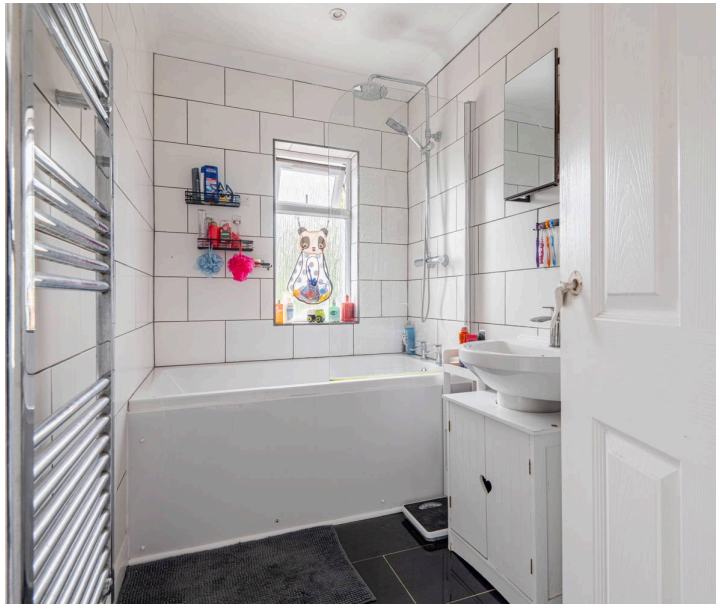
One of the property's most appealing features is the versatile annex accommodation. Offering excellent flexibility, this section of the home can function as a self-contained living space for extended family members or older children seeking greater independence. The accommodation comprises a spacious reception room that could equally serve as a double bedroom, a useful dressing room with a variety of potential uses, a bright sun room overlooking the garden and a contemporary shower room. This adaptable arrangement presents a wealth of possibilities depending on the needs of the next owners.

The first-floor continues to impress with three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys the character and charm of a bay window, allowing natural light to pour in, whilst built-in wardrobes provide valuable storage. The second bedroom is also enhanced by built-in cupboards, offering practical storage solutions without compromising floor space. The remaining bedroom is ideal as a child's room, guest bedroom or home office.

M&B













53 Laurel Road

Lowestoft

Serving the first-floor accommodation is the family bathroom, fitted with a three-piece suite and complemented by a heated towel radiator, creating a comfortable and functional space for daily use.

Outside, the rear garden is a standout feature of the property. Generous in size and thoughtfully arranged, it provides excellent space for families, gardeners and those who enjoy outdoor entertaining. A patio area offers the perfect setting for al fresco dining and outdoor furniture, while the sweeping lawn provides ample space for children to play. Planted borders introduce colour and interest throughout the seasons, enhancing the overall appeal of the garden. Further benefits include a summerhouse with electricity connected, creating opportunities for a home office, hobby room or leisure space, together with a timber shed for additional storage. The garden's rear boundary backs onto allotments, contributing to the pleasant outlook and sense of openness.

To the front, a driveway provides off-road parking for two vehicles, ensuring convenience for both residents and visitors..

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

M&B

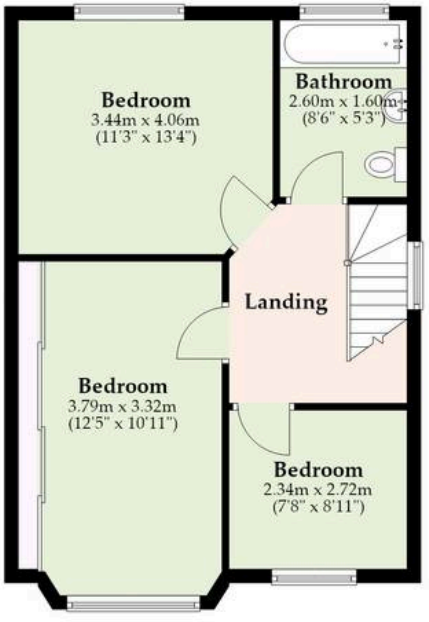
Ground Floor

Approx. 84.5 sq. metres (909.4 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



Total area: approx. 131.0 sq. metres (1410.0 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