



3 Plumtrees, Lowestoft

Minors & Brady



3 Plumtrees

Lowestoft

This well-presented two-bedroom home offers comfortable and practical accommodation, with a spacious lounge, fitted kitchen and dining area, and an enclosed rear garden.

Arranged across two floors, the property provides a good balance of living and bedroom space, making it a suitable option for first-time buyers, families or investors looking for a home in Lowestoft. With neutral interiors and scope to add personal touches over time, it offers a great opportunity for buyers looking for a property they can make their own.



3 Plumtrees

Lowestoft

- Well presented three bedroom home offering comfortable and versatile accommodation arranged across two floors
- Appealing opportunity for first time buyers, families or investors seeking a well proportioned home in Lowestoft
- Spacious lounge providing a welcoming main reception space, with plenty of room for relaxing and entertaining
- Fitted kitchen and dining area offering a practical layout for everyday cooking and family meals
- Two bedrooms arranged across the first floor, providing flexible accommodation for family members, guests or home working
- Family bathroom fitted with a bath, wash basin and WC, conveniently positioned alongside the bedrooms
- Bright and neutral interiors throughout, offering a comfortable home with scope to personalise to individual tastes
- Enclosed rear garden featuring a paved patio, lawn and established planting, providing space for outdoor seating and entertaining

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3 Plumtrees

Lowestoft

Location

Situated in the Oulton Broad area of Lowestoft, Plumtrees enjoys a well-established residential setting with convenient access to local amenities and transport links. Oulton Broad offers a selection of shops, cafés, pubs, and places to eat, while nearby Lowestoft provides a wider range of supermarkets, retail facilities, healthcare services, and leisure options. Local schools are also within easy reach, including Oulton Broad Primary School, and the area's railway stations provide connections to Norwich and other destinations along the Wherry Lines.

The nearby Oulton Broad waterways offer attractive opportunities for riverside walks, boating, and enjoying the local scenery, while Carlton Marshes Nature Reserve provides further opportunities to explore the surrounding wetlands and wildlife. Lowestoft's sandy beaches and seafront attractions are also accessible by road, making this a convenient location for enjoying both everyday amenities and the Suffolk coast.

Plumtrees, Lowestoft

The property opens into the entrance hall, with stairs leading to the first floor and access to the main ground floor accommodation.



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Lowestoft

The lounge provides a welcoming space to relax, with plenty of room for seating and everyday furniture. Its straightforward layout makes it suitable for both quiet evenings and spending time with family or friends.

The kitchen is positioned separately and offers a range of fitted units, worktop space and room for a dining table. The arrangement provides a practical setting for everyday cooking and meals, with the dining area making good use of the available space.

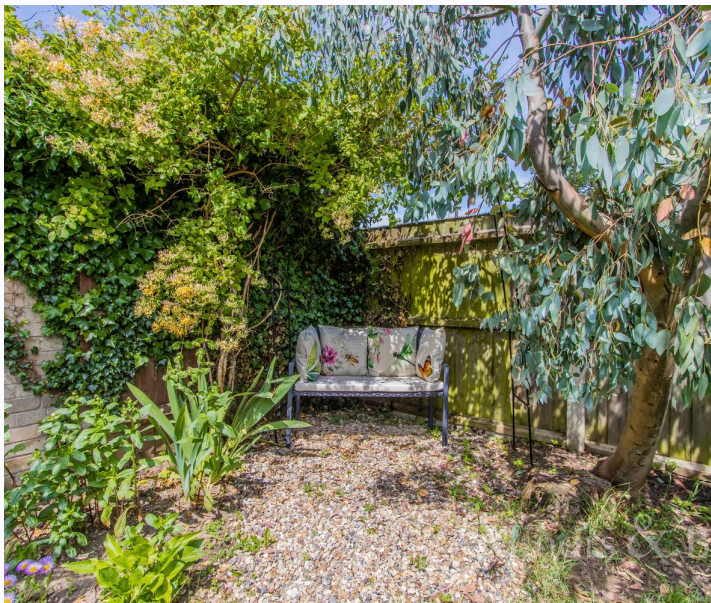
Upstairs, there are two bedrooms arranged around the landing. The rooms offer flexibility for family members, guests or those needing space to work from home. The first floor is completed by a family bathroom fitted with a bath, wash basin and WC.

Outside, the enclosed rear garden offers a combination of paved patio, lawn and established planting. The patio provides space for outdoor seating and dining, while the lawn and greenery add interest and create a pleasant setting to enjoy during the warmer months.

Agents Notes

Freehold, connected to all main services.

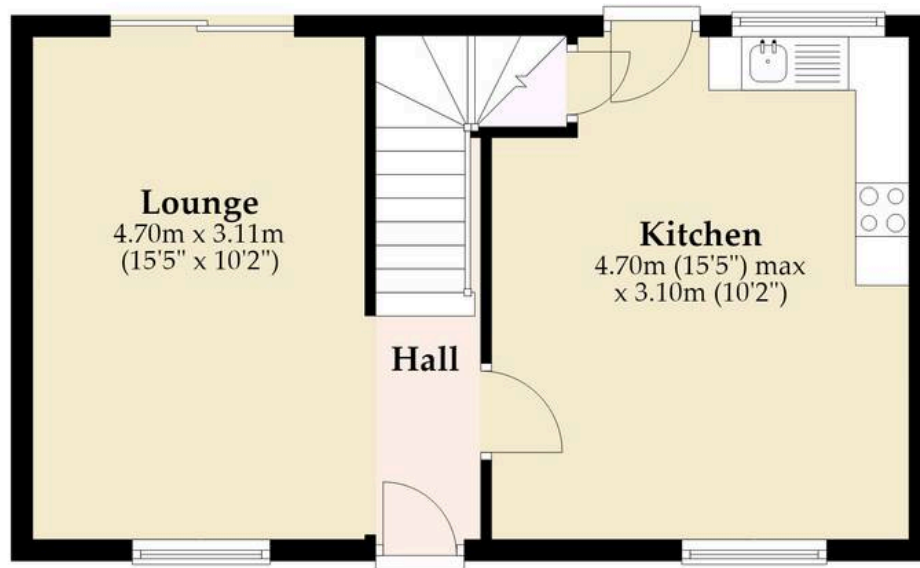
Council tax band - B



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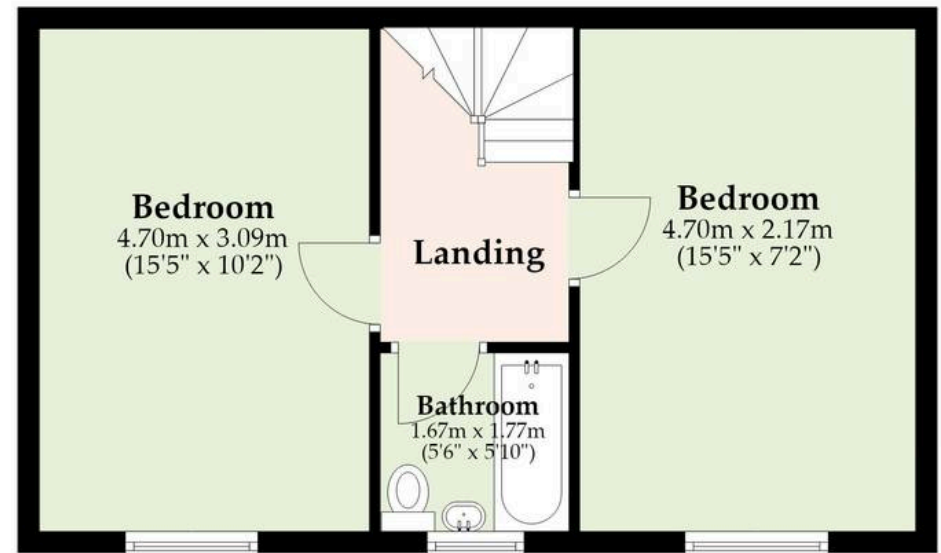
Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 77.0 sq. metres (829.3 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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