



9 Lulworth Park, Lowestoft

Minors & Brady



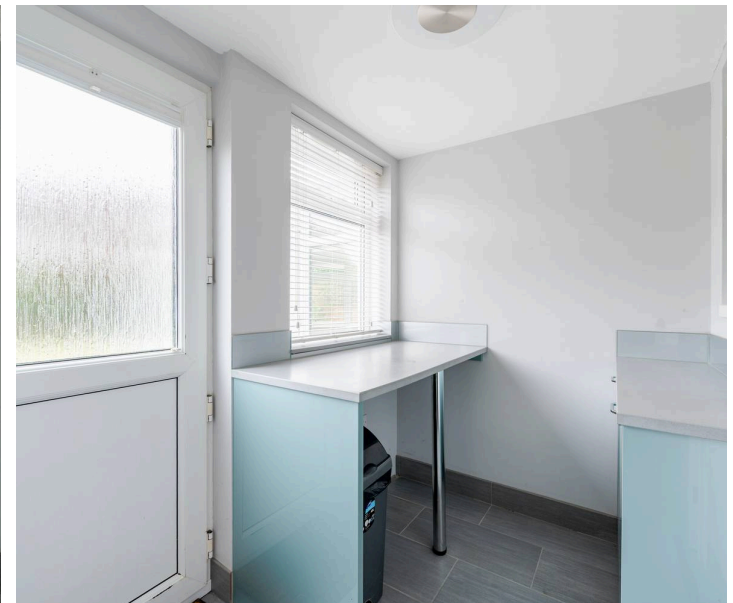
9 Lulworth Park

Lowestoft

Positioned within a quiet cul-de-sac in the ever-popular coastal town of Lowestoft, this extended detached residence offers an outstanding opportunity for families seeking generous and versatile living accommodation. Showcasing an impressive brick-weave in-and-out driveway with ample off-road parking, an integral garage and adjoining workshop, the property is equally impressive inside. A contemporary kitchen with separate utility room forms the hub of the home, while a spacious sitting room flows into a substantial conservatory flooded with natural light and overlooking the garden. Flexible reception space provides scope for dining, home working or additional accommodation, complemented by four well-proportioned bedrooms, a ground-floor shower room and a first-floor family bathroom. Outside, the private rear garden features a patio, lawn and established hedging, creating an excellent setting for both relaxation and entertaining. Thoughtfully arranged throughout and ideal for modern family living, this is a home that successfully delivers space, flexibility and practicality in a highly desirable location.

The Location

Lulworth Park occupies a tucked-away residential setting on the northern side of Lowestoft, offering an appealing balance between everyday convenience and access to the wider Suffolk coast. The location is well suited to families, professionals, retirees and those seeking a quieter residential environment while remaining within easy reach of the town's extensive amenities. Positioned away from the busier seafront districts yet still connected to the heart of Lowestoft, the area provides a practical base for daily life with an established residential character and strong local community feel.





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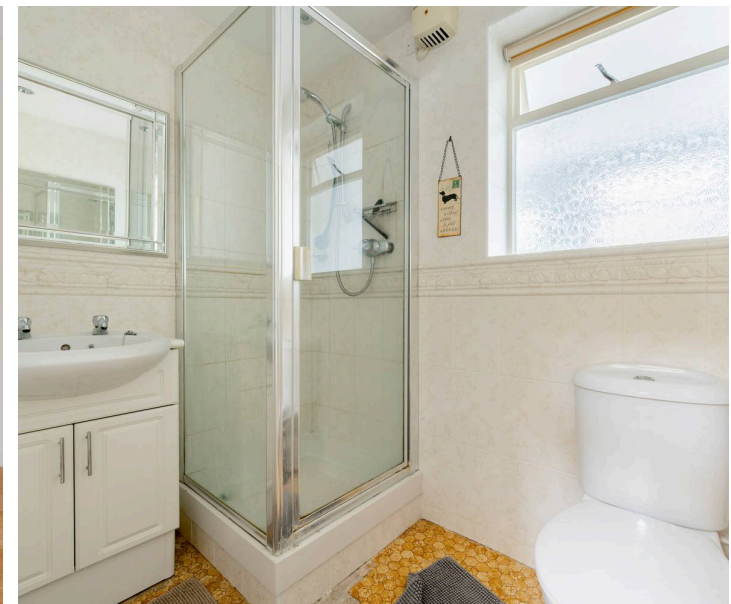
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Local convenience stores, supermarkets including Aldi and Tesco, healthcare services and everyday shopping facilities are available close by, while Lowestoft town centre offers a wider selection of national retailers, independent shops, cafés, restaurants and leisure facilities. Retail parks serving the town provide additional shopping opportunities, and a choice of gyms, sports clubs and community facilities support an active lifestyle throughout the year.

The area is also well placed for families, with a variety of educational options nearby. Primary schools serving the locality include Woods Loke Primary School, while Benjamin Britten Academy, Ormiston Denes Academy and East Point Academy provide secondary education within the wider Lowestoft area. Further education opportunities can be found across the town and in neighbouring Norwich, supporting learners of all ages.

Oulton Broad North railway station lies approximately one mile away and provides regular services towards Norwich, while Lowestoft's rail network also offers connections to Ipswich and onward destinations. Road links allow convenient access to Great Yarmouth, Beccles, Norwich and the wider Norfolk and Suffolk regions. Local bus services connect surrounding neighbourhoods, making day-to-day travel around the town straightforward.

Beyond its practical advantages, the area benefits from access to some of East Anglia's most enjoyable natural surroundings. Lowestoft's sandy beaches, seafront promenades and Ness Point, the most easterly point of the United Kingdom, are all within easy reach. Nearby Oulton Broad offers waterside walks, sailing opportunities and access to the Norfolk and Suffolk Broads, while the surrounding coastline and countryside provide excellent opportunities for walking, cycling and outdoor recreation.





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Set behind an impressive brick-weave 'in and out' driveway, the property immediately impresses with its attractive frontage, ample off-road parking and integral garage with access to a useful rear workshop.

A bright and airy porch provides a welcoming introduction to the property, leading into the entrance hall where useful storage solutions help to keep everyday essentials neatly organised. The hall creates a practical central connection to the primary living accommodation and immediately conveys the sense of space found throughout the home.

The living room is a particularly impressive reception area, offering an abundance of space for a variety of seating arrangements.

Thoughtfully designed for both day-to-day family living and social occasions, this comfortable room is ideal for relaxing with family or hosting guests. Large openings and a versatile layout ensure the room remains light and inviting throughout the day.

Internal double doors lead seamlessly into the substantial conservatory, a superb additional reception space flooded with natural light. Enjoying panoramic views across the rear garden, this versatile room provides plenty of scope for use as a garden room, additional lounge or informal entertaining area. The connection between the indoor and outdoor spaces enhances the overall feeling of openness whilst creating an enjoyable setting throughout the seasons.

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The dining room offers excellent flexibility and can easily adapt to the changing needs of a household. Equally suited to formal dining and family meals, this room could also serve as a home office, cosy snug, playroom or even an additional bedroom if required. Its adaptable nature adds considerable appeal for buyers seeking a home capable of evolving alongside their lifestyle.

Forming the heart of the home, the contemporary kitchen has been fitted with a range of quality cabinetry providing ample storage and preparation space. Thoughtfully planned with both practicality and style in mind, it features an integrated double oven, induction hob, dishwasher and American-style fridge/freezer. The layout encourages effortless meal preparation whilst maintaining a sociable atmosphere. Complementing the kitchen is a separate utility room, providing additional storage and laundry facilities, helping to keep the main living areas organised and uncluttered.

Completing the ground-floor is a well-appointed shower room, fitted with a classic three-piece suite and offering added convenience for busy households and visiting guests.



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Ascending to the first-floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. Each bedroom offers comfortable accommodation with space for a range of furnishings and personalisation. Whether utilised as family bedrooms, guest accommodation, a dressing room or home working space, the rooms provide flexibility for a variety of needs whilst maintaining a sense of privacy and comfort. The family bathroom has been fitted with a classic three-piece suite, serving the first-floor bedrooms with ease.

Outside, the rear garden has been carefully maintained to create a pleasant outdoor setting. A patio area provides the perfect space for outdoor seating, dining and entertaining during warmer months, whilst the lawn offers room for children to play or for keen gardeners to enjoy, with the addition of a potting shed. Established hedging borders the garden, enhancing privacy and creating an attractive backdrop throughout the year.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



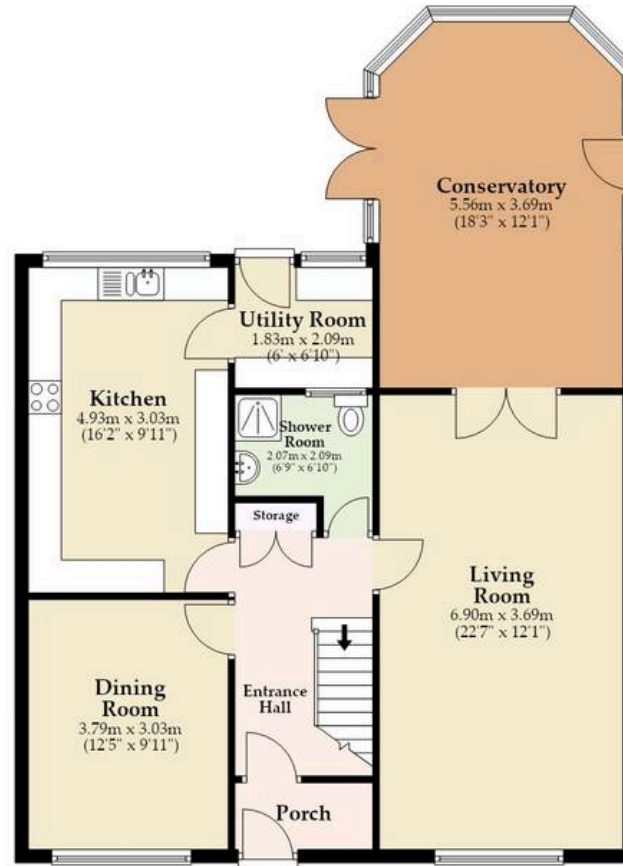
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England, Scotland & Wales		

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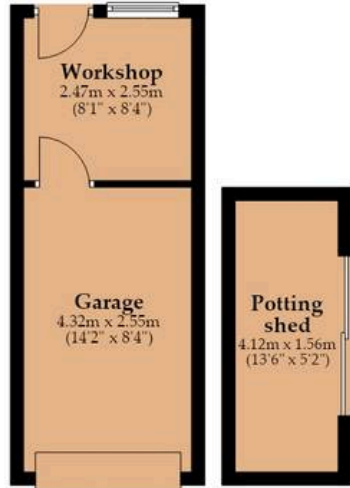
Ground Floor

Approx. 92.6 sq. metres (997.2 sq. feet)



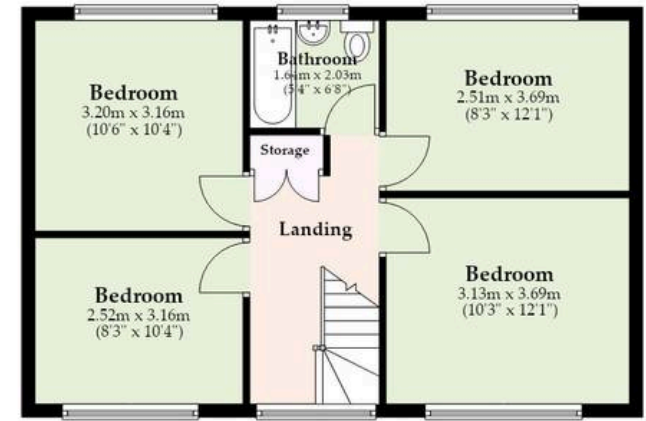
Outbuildings

Approx. 24.0 sq. metres (258.1 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Total area: approx. 168.9 sq. metres (1818.4 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 errors, 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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