



83 Spashett Road, Lowestoft

Minors & Brady



83 Spashett Road

Lowestoft

Step inside and you'll quickly appreciate why this recently modernised home stands out. Offering bright and well-proportioned accommodation, this three-bedroom mid-terrace residence is perfectly suited to first-time buyers, families or investors seeking a move-in-ready property in the coastal town of Lowestoft. The welcoming interior features a comfortable living room with a feature fireplace, flowing through to a separate dining room and contemporary kitchen with garden access. Outside, the property benefits from a lawned rear garden, useful outbuildings, a garage, off-road parking and a newly laid front driveway. Conveniently positioned for local amenities, schools and transport links, this is a practical and well-presented home ready to be enjoyed.

The Location

Positioned within the northern part of Lowestoft, Spashett Road enjoys a convenient setting that appeals to a broad range of buyers, including families, professionals, retirees and those seeking easy access to both the coast and everyday amenities. The surrounding area benefits from an established residential environment, with a wide range of services close at hand while remaining within easy reach of some of Suffolk's most popular coastal and countryside destinations.





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Tesco, Aldi and a variety of convenience stores serve everyday shopping needs, while Lowestoft town centre offers a broader mix of national retailers, independent businesses, cafés, restaurants and leisure facilities. The nearby North Quay Retail Park and wider commercial areas provide further shopping opportunities. Healthcare services, pharmacies, fitness facilities and community amenities are readily available throughout the town, ensuring daily essentials are always within easy reach.

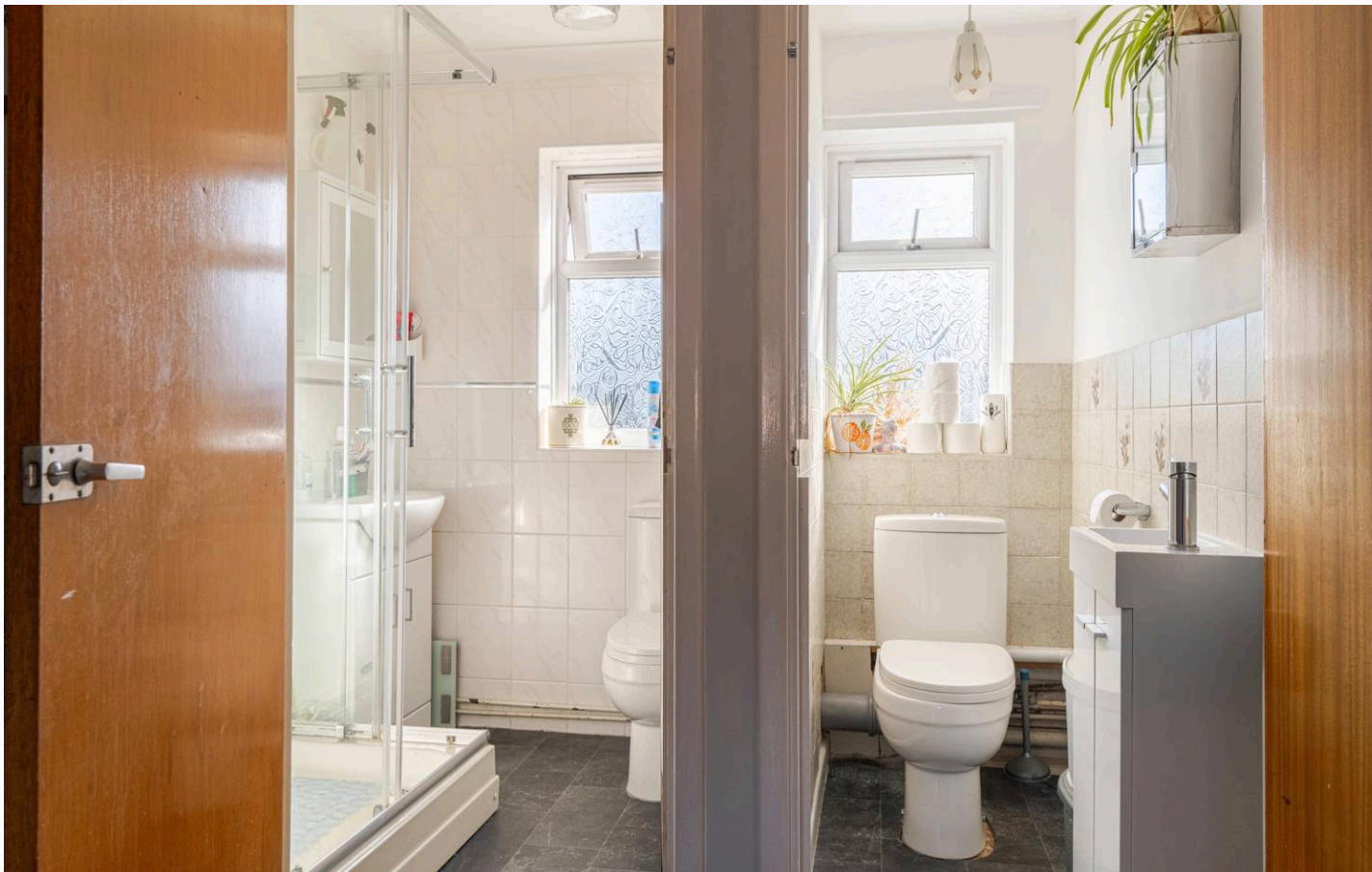
Nearby primary schools include Woods Loke Primary School, Gunton Primary Academy and Poplars Community Primary School, while Benjamin Britten Academy, Ormiston Denes Academy and East Point Academy provide secondary education options within the wider locality.

Lowestoft railway station provides services towards Norwich, connecting with the wider rail network, while Oulton Broad North Station offers an additional rail link nearby. The A47 provides road access west towards Norwich and beyond, whilst local bus services connect surrounding neighbourhoods, villages and coastal communities.

Lowestoft's sandy beaches and seafront promenade are easily accessible, offering opportunities for walking, water sports and coastal leisure throughout the year. To the north and west, residents can explore Oulton Broad, gateway to the Norfolk and Suffolk Broads, with its sailing facilities, waterside walks and wildlife-rich scenery. Nearby villages, countryside routes and local parks further enhance the lifestyle offering, providing a varied mix of coastal and rural experiences close to home.

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The property is approached via a newly laid front driveway, complete with a dropped kerb and drainage, providing valuable off-road parking. A porch entrance welcomes you inside and leads directly into a bright and airy entrance hall, creating an immediate sense of space and setting the tone for the accommodation beyond.

The principal reception room is a comfortable and inviting living room, flooded with natural light and centred around a feature fireplace that provides an attractive focal point. Offering ample space for furnishings, this room creates an ideal environment for both relaxation and entertaining. The layout flows effortlessly into the adjoining dining room, forming a versatile space for everyday family life and more formal occasions. With plenty of room for dining furniture, this area is perfectly positioned between the living accommodation and the kitchen, encouraging sociable living.



Located at the rear of the property, the kitchen forms an important part of the home and has been thoughtfully designed to provide practicality and functionality. Fitted with contemporary units, the space offers ample storage and worktop areas for food preparation, alongside a freestanding oven and under-counter spaces for appliances. A door provides direct access to the rear garden, making the space particularly convenient for outdoor dining and day-to-day use.

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The first-floor landing gives access to all bedrooms and the family shower room, with accommodation arranged to suit a range of lifestyles and household requirements.

There are three well-proportioned bedrooms in total, each offering flexibility for family living, home working or guest accommodation. The principal bedroom provides a comfortable setting with the added benefit of built-in wardrobes, helping to maximise floor space and storage. A second generous bedroom also features built-in wardrobes and enjoys plenty of natural light. The third bedroom is equally versatile and could serve as a child's room, study or hobby room depending on individual requirements.

Serving the bedrooms is a family shower room fitted with a three-piece suite, thoughtfully arranged to provide comfort and convenience. In addition, a separate WC enhances the practicality of the layout, particularly for families and visiting guests.

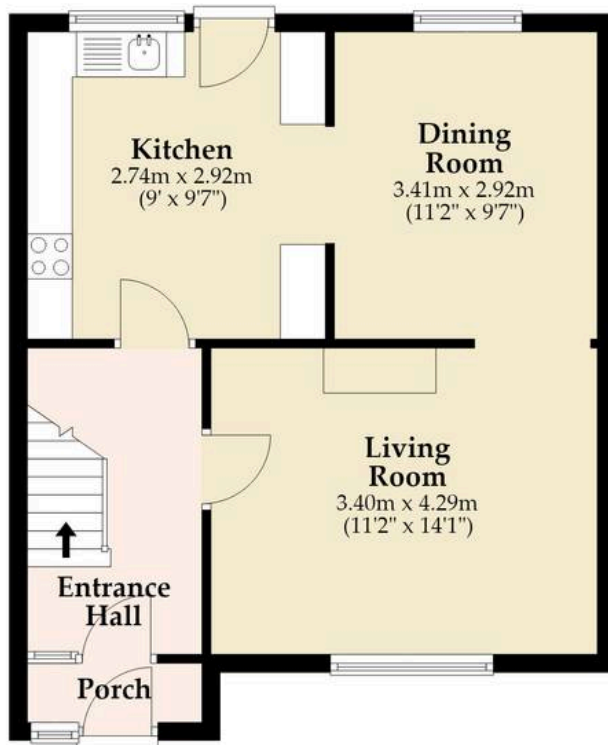
Outside, the rear garden is bisected and offers a useful outdoor space with areas of lawn providing potential for recreation, gardening or simply enjoying the warmer months. The garden also benefits from a timber shed and a substantial brick outbuilding, both providing excellent storage solutions for tools, bicycles and seasonal items.

A particular advantage of the property is the range of parking facilities on offer. In addition to the newly laid front driveway, there is a single garage positioned to the rear, accompanied by a further off-road parking space.



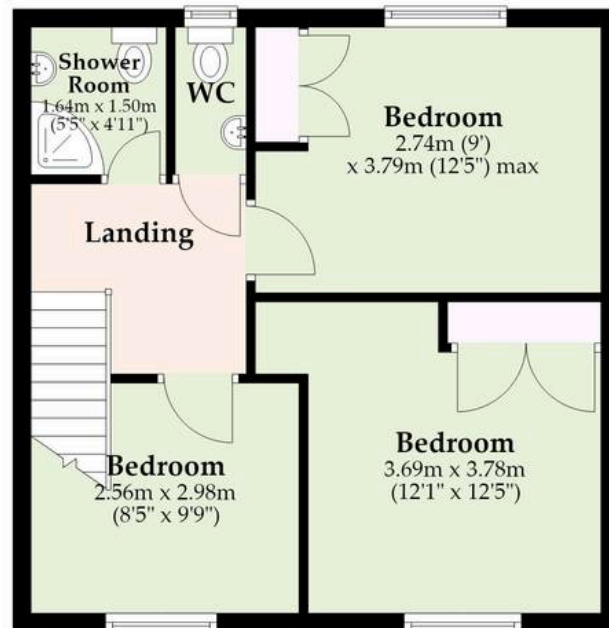
Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



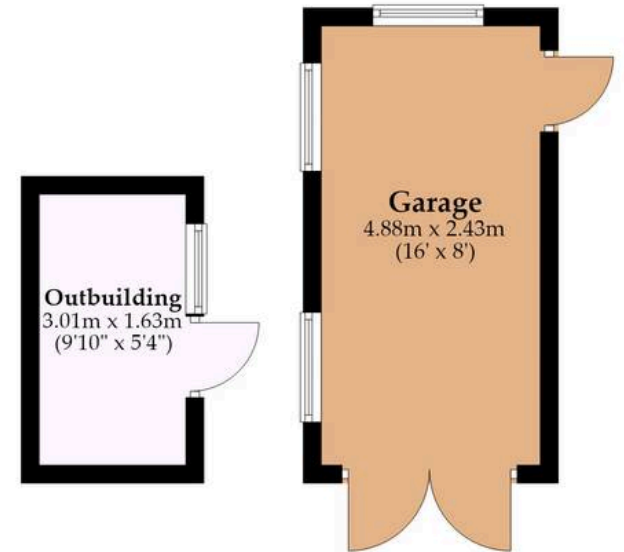
First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Outbuildings

Approx. 16.8 sq. metres (180.5 sq. feet)



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Total area: approx. 97.5 sq. metres (1049.1 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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