

27 Beresford Road, Lowestoft

Minors & Brady

27 Beresford Road

Lowestoft

Behind its attractive bay-fronted façade lies a deceptively spacious period home, perfectly positioned in the heart of Lowestoft just a short walk from the beach, railway station and town centre. Rich in character, the property showcases high ceilings, stained-glass windows, original fireplaces and exceptionally generous room sizes throughout. The open-plan living/dining room forms the heart of the home, while the well-appointed kitchen with separate utility room, two double bedrooms and impressive first-floor bathroom with freestanding bath and separate shower provide comfortable and practical living. Completing the property is a low-maintenance enclosed garden ideal for outdoor dining, making this charming home equally suited to owner-occupiers and investors seeking a property in a well-established rental location.

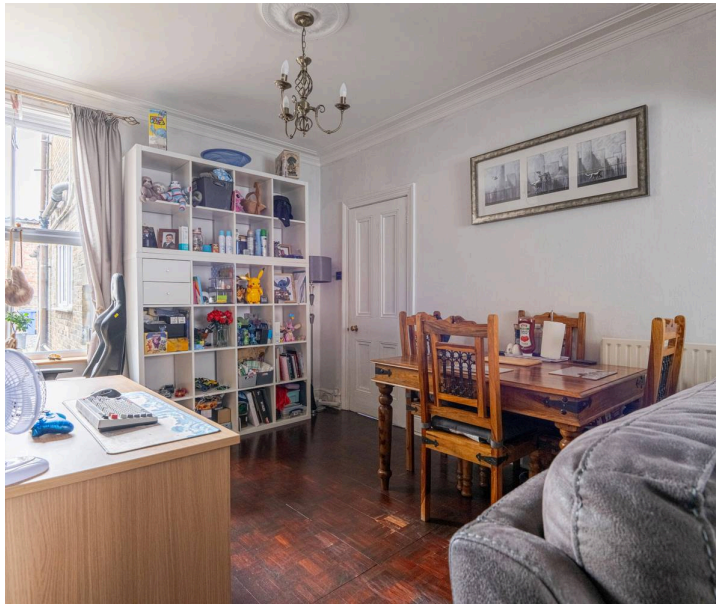
The Location

Beresford Road is positioned in a well-established residential area of North Lowestoft, offering a balance of day-to-day convenience and access to the town's extensive coastal and leisure amenities. The location is likely to appeal to a broad range of buyers, including families seeking access to schools and local services, professionals commuting within Suffolk and Norfolk, and those looking to enjoy a lifestyle shaped by the coast and nearby green spaces. With a variety of amenities available within easy reach, residents benefit from both a practical setting and the wider attractions of one of East Anglia's best-known seaside towns.

M&B








IF YOU WANT
BREAKFAST
IN BED
SLEEP IN THE
KITCHEN
BREAD

27 Beresford Road

Lowestoft

For everyday needs, a selection of supermarkets, convenience stores and retail facilities can be found throughout the surrounding area, while the North Quay Retail Park and wider Lowestoft town centre provide a range of national retailers, independent businesses, cafés and restaurants. Healthcare provision is well catered for, with GP surgeries, dental practices and the James Paget University Hospital located within a convenient drive. Leisure facilities include local gyms, sports clubs, swimming pools and community venues, supporting a varied and active lifestyle throughout the year.

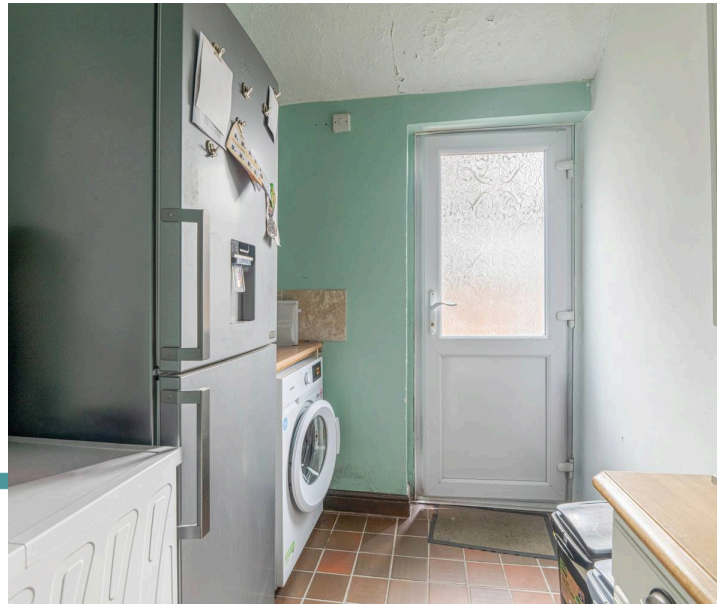
Primary and secondary schooling options are available nearby, alongside East Coast College, which provides further education and vocational training opportunities. The area's established residential character, combined with accessible schooling and community facilities, makes it particularly practical for those with children of all ages.

Lowestoft railway station offers regular services to Norwich, where onward connections provide access to Cambridge, London and the wider national rail network. The A47 links the town with Norwich and the broader regional road network, while local bus services operate throughout Lowestoft and neighbouring coastal communities. For those working across Suffolk and Norfolk, the area provides straightforward commuting options without sacrificing proximity to the coast.

Residents can enjoy the award-winning sandy beaches that stretch along the coastline, together with the promenades, parks and seafront gardens for which the town is known. The nearby Norfolk & Suffolk Broads offer extensive opportunities for walking, cycling, boating and wildlife observation, while destinations such as Oulton Broad, Carlton Marshes Nature Reserve and the surrounding villages provide further scope for exploring the local landscape.

M&B













27 Beresford Road

Lowestoft

The property is approached via an enclosed front garden, where an original tiled pathway leads to the entrance door, setting the tone for the character and heritage found within. Stepping inside, the welcoming entrance hall provides an impressive first impression, featuring stained-glass detailing, attractive flooring and high ceilings that immediately highlight the property's period origins. A staircase rises to the first floor, whilst useful understairs storage offers practical everyday convenience.

The principal reception space is an open-plan living and dining room, creating a wonderfully versatile environment for both relaxation and entertaining. Occupying the full depth of the property, this substantial room is flooded with natural light from the bay window to the front and an additional window overlooking the rear aspect. The generous proportions allow for a variety of furniture arrangements, with ample space for both seating and formal dining areas. An original fireplace forms an attractive focal point, while the high ceilings further enhance the feeling of openness and grandeur.

Positioned beyond the reception space, the kitchen is thoughtfully designed with a range of fitted units, timber work surfaces and a classic Butler-style sink. Practical and well arranged, it provides excellent storage and preparation space while retaining the property's characterful feel. The kitchen flows seamlessly into a dedicated utility area, an increasingly desirable feature that allows white goods to be neatly housed away from the main kitchen environment. This useful space also provides direct access to the rear garden, making it ideal for everyday family living.

M&B



27 Beresford Road

Lowestoft

Ascending to the first floor, a central galleried landing continues the character theme, enhanced by a striking stained-glass window that adds colour and natural light to the space.

The bedroom accommodation is particularly impressive. The principal bedroom is a superb double room, featuring a bay window, original cast-iron fireplace and ample space for a full range of bedroom furnishings. The proportions create an elegant and comfortable environment that easily accommodates modern living requirements. The second bedroom is also a generous double, benefiting from another original fireplace and offering flexibility as a guest room, home office or additional principal bedroom depending on individual needs.

Serving the first floor is a family bathroom that has been updated within the last five years and finished to an excellent standard. Exceptionally spacious and well-presented, this impressive room features a stylish four-piece suite comprising a freestanding bath, separate shower enclosure, vanity wash basin and concealed-cistern WC.

Outside, the rear garden has been designed with ease of maintenance in mind, making it ideal for busy lifestyles. Fully enclosed and offering a good degree of privacy, the space is laid to patio and ornamental slate, creating an attractive setting for outdoor dining and entertaining. There is ample room for bistro-style seating, allowing residents to make the most of warmer months without the upkeep associated with larger gardens.

Agents Note

This property will be sold freehold. Gas central heating system. Connected to mains water, electricity, gas and drainage.

M&B

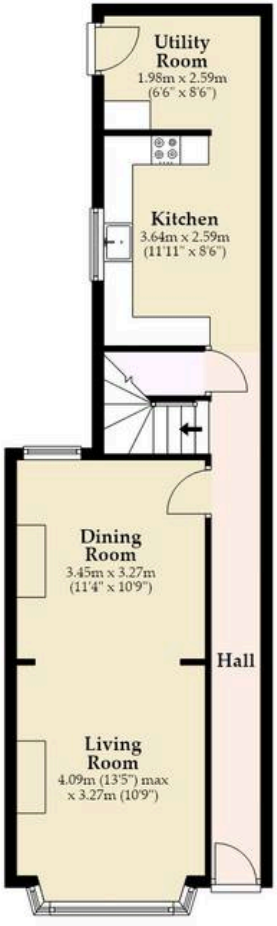






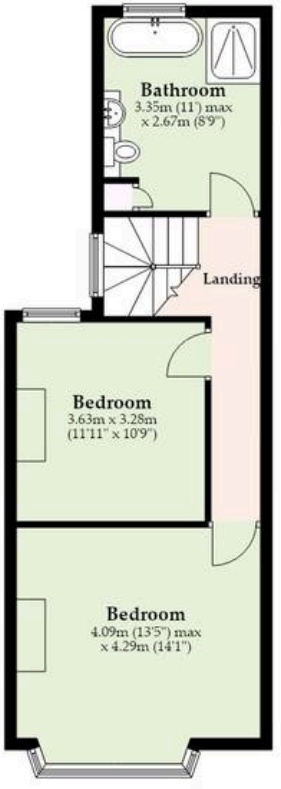
Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 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.

M&B

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