



## Lowestoft, Suffolk

Offers Over £250,000

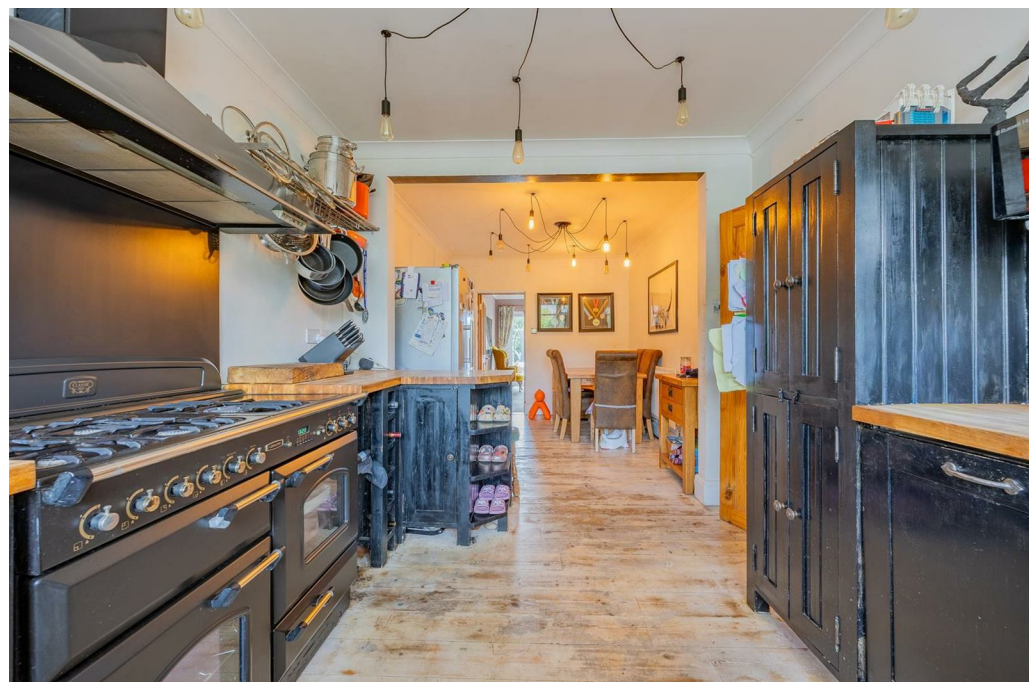
- Four Bedroom Semi Detached Home
- Light and Spacious Living Room
- VENDORS HAVE FOUND
- Set on a Substantial Plot with Large Rear Garden
- Family Bathroom with Four Piece Suite
- Open Plan Kitchen/Dining Room
- Prominent Location in Sought After Location

# Long Road, Lowestoft

Long Road enjoys a convenient position within the ever-popular coastal town of Lowestoft, offering easy access to an excellent range of everyday amenities. A selection of local shops, cafés, takeaways and convenience stores are all within close reach, while larger supermarkets and retail facilities can be found in nearby Pakefield and Carlton Colville. Families will appreciate the choice of well-regarded primary and secondary schools in the surrounding area, making the location particularly appealing for those with children. Regular bus services provide convenient links to the town centre, the seafront and neighbouring communities, while Lowestoft and Oulton Broad South railway stations offer direct services to Norwich, Ipswich and connecting routes beyond. For those travelling by road, the nearby A12 and A47 provide straightforward access across Suffolk and into Norfolk, making this a practical location for both commuters and those looking to enjoy everything the local area has to offer.



Council Tax Band: B



## DESCRIPTION

Situated in a peaceful residential setting, this attractive semi-detached property offers a wonderful balance of character, functionality and contemporary style. Thoughtfully arranged to suit modern lifestyles, the home boasts generous reception space, four adaptable bedrooms and an exceptional rear garden designed for both entertaining and everyday enjoyment. The entrance hall provides a welcoming introduction to the home, complete with useful built-in storage beneath the staircase. At the heart of the property, the stylish kitchen has been designed with both practicality and entertaining in mind, featuring striking dark cabinetry, a Rangemaster cooker, Butler sink, integrated dishwasher and space for a freestanding fridge/freezer. A bay window fills the dining area with natural light, creating an inviting setting for family meals, while the layout flows seamlessly into the adjoining sitting room, where generous glazing enhances the bright and comfortable atmosphere. A separate utility room provides dedicated laundry facilities and additional storage, keeping the main living areas clutter-free, while the ground-floor family bathroom is fitted with a freestanding bath, walk-in shower, wash hand basin and WC. Upstairs, four well-proportioned bedrooms offer versatile accommodation, easily adapting to suit a growing family, home office, nursery, dressing room or hobby space. Outside, the enclosed rear garden has been thoughtfully arranged to maximise its potential, with a raised deck and patio creating ideal spaces for outdoor dining and entertaining, complemented by a generous lawn, a storage shed and a purpose-built garden kitchen. There is also ample opportunity for keen gardeners to cultivate vegetables or flowers. Gated rear access leads to a substantial double garage, providing secure parking, storage or workshop potential, while on-road parking offers further convenience. To the front, a

low-maintenance shingle garden is enhanced by mature olive trees, gated access and a pathway leading to the entrance. Combining generous proportions, flexible accommodation and beautifully designed indoor and outdoor spaces, this impressive home offers an excellent opportunity for those seeking comfortable family living in a well-established residential location.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

## TENURE

Freehold

## SERVICES

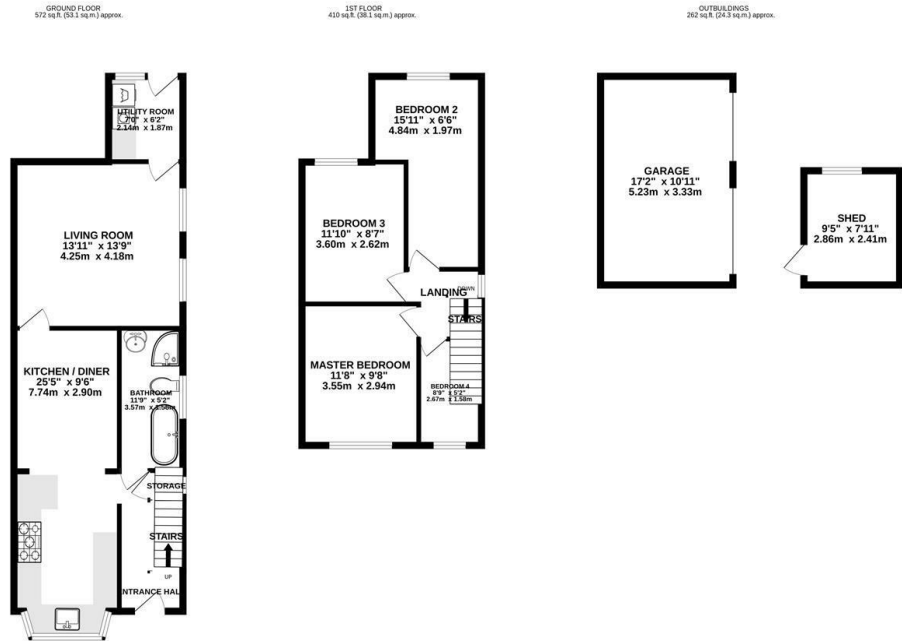
Mains electricity, water, drainage and gas

## OUTGOINGS

Council Tax Band B



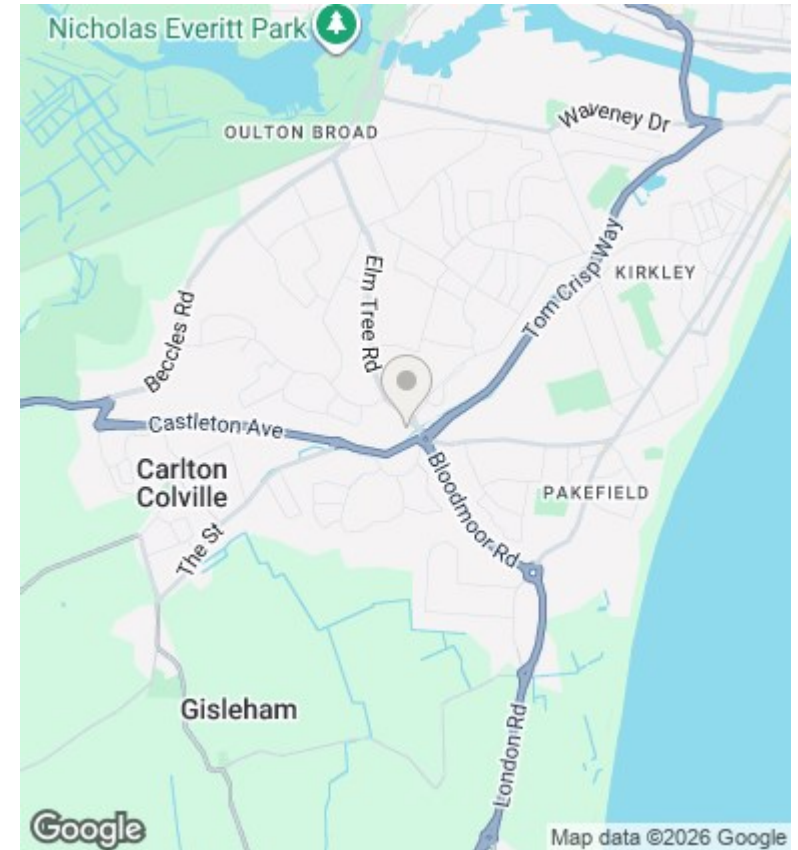




320 LONG ROAD

TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.  
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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)