

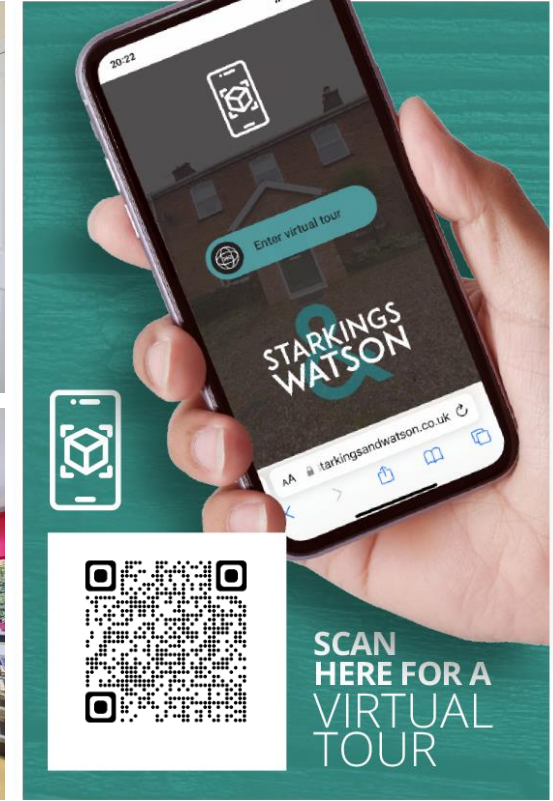
YARMOUTH ROAD

Lowestoft NR32 4AB

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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- Detached Bungalow
- Tucked Away & Private Position
- Self Contained Studio/Home Office
- Potential to Extend (stp)
- Open Plan Kitchen/Dining Room
- Bay Fronted Sitting Room
- Four Double Bedrooms
- Extensive Lawned Gardens

IN SUMMARY

Situated on this section of Yarmouth Road set back from the main road, this DETACHED BUNGALOW is on an EXTREMELY GENEROUS PLOT (approx. 0.49 acres) offering privacy and space in abundance. Internally off the wider than average LOBBY entrance the property comprises of a bay fronted SITTING ROOM overlooking the front lawn and driveway. In total there are FOUR DOUBLE BEDROOMS with the main benefiting from an EN-SUITE SHOWER ROOM. There is also a contemporary fitted FAMILY BATHROOM, large KITCHEN and DINING ROOM boasting a variety of INTEGRATED APPLIANCES, the garage conversion functions as a HOME OFFICE with kitchen abilities, and a SHOWER ROOM too. Out the rear of the property you will find the most amazing LAWN garden space stretching back onto GUNTON WOODS with the property itself being a short walk to the BEACH and SEA.

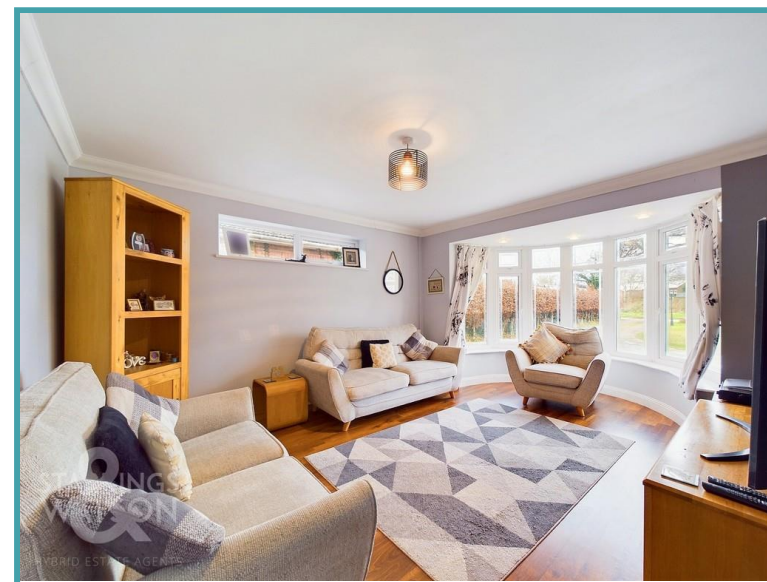
SETTING THE SCENE

Coming off the main section of Yarmouth Road you will be forgiven to not know this section of the road exists. Set behind large hedges offering privacy you will be met with a low level brick wall, long concrete driveway leading towards the property and large laid to lawn front

garden setting the property back from any traffic.

THE GRAND TOUR

Entering the centralised front door set between the bay windows you will step into this much wider than average hallway entrance. With wood effect vinyl flooring underfoot you will have access into a variety of rooms as well as having access into multiple storage cupboards. To the front of the property on your left you will find the bay fronted double bedroom overlooking the front gardens with carpeted flooring underfoot. Sitting adjacent to this room is another bay fronted room serving as the sitting room which itself, also basks in the natural light offered from the uPVC windows and open expanse to the front. Off this centralised hall you will also have access into two double bedrooms with one functioning as an additional storage space currently. At the rear of the hall way you will find the family bathroom with vinyl flooring and cleverly designed vaulted ceiling with Velux window offering natural light into this space. The three piece suite also offers vanity storage, tiled surround, wall mounted shower head and heated towel rail. Arguably the focal point of the home is the striking and well equipped kitchen/dining room with an extensive range of wall and base mounted storage, range style cooker with extraction fan above, washing machine, integrated dishwasher and an American style fridge/freezer. To the very rear there is a uPVC double opening French door leading to the rear patio and garden beyond. Accessed through the kitchen space is the master bedroom with built in storage and shower room with walk-in shower, heated towel rail and familiar Velux ceiling lighting. The garage space has been converted fully into a multi-functional space, currently a home office, with ample electrical points, sink, storage and sliding door to a



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shower room. This space offers the potential for a home office, treatment room, home gym or even annexe style accommodation.

THE GREAT OUTDOORS

The front of the property is served by a long L-shaped driveway with tall hedge borders and lawn front garden separating the property from the road adjacent. The very rear of the property is served by a flagstone patio area, timber sheds, raised wooden decking seating area to make the most of the summer sunshine and lawn garden stretching all the way to the woodland at the rear of the property allowing you to make the most of the fact you will be one of the first gardens in the country basking in uninterrupted sunshine every morning.

OUT & ABOUT

Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

FIND US

Postcode : NR32 4AB

What3Words : ///drop.talked.exists

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor Building 2



Ground Floor Building 1



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™
1314.71 ft²
122.14 m²

