



92 Yarmouth Road
Lowestoft | Suffolk | NR32 4AQ

FINE & COUNTRY

CONTEMPORARY BY THE COAST



“This hugely impressive family home has been recently renovated, both inside and out, and offers carefully considered versatile accommodation that makes it a superb place for a family.

A short walk from the beach, you have easy access to all amenities here, part of a year round community, but well placed to enjoy that holiday feel.

Whether you’re looking for a place to put down roots and raise your family, somewhere you can put your feet up and relax, or a party pad, this ticks every box.”



KEY FEATURES

- An Impressive and Contemporary Detached Family Home, situated a Short Walk from the Beach
- Versatile Accommodation Spread Over Three Floors
- Beautifully Presented with a High Specification Finish Throughout
- Five Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room
- Two Reception Rooms and a Large Conservatory
- Attractive Garden Including Outdoor Kitchen & Impressive Garden Studio/Games Room
- Double Garage and Ample Off Road Parking for Several Vehicles
- The Accommodation extends to 3,906sq.ft
- Energy Rating: TBA

Where to start? This home has an enormous amount to offer, both in terms of space and style. It's been updated and upgraded by the current owner who has raised his family here, and is now ready to downsize. It's time for a new family to benefit from the fabulous family and entertaining set up here, making memories in the years to come. It could be you!

Enormous Appeal

The owner of this contemporary property initially came to view it because his young daughter liked the look of it. He found himself equally impressed, put in an offer, and it's been home to the family ever since. "It's a very handsome house and when you get inside there's so much space and the layout works so well." Over the past few years, the owner has set about upgrading the property, including refitting the kitchen and en-suite bathroom, laying new flooring, redecorating and more. The garden has also seen significant investment – but more on that later. The result is a home that's attractive both inside and out, with excellent proportions and plenty of light throughout.

Living Life Your Way

The ground floor has a generous dual aspect sitting room with double doors into a large conservatory that gets both the morning and afternoon sun. On the other side of the house, the kitchen breakfast room has space for both seating and dining areas if required, as well as double doors to the garden and doors into a further reception room. This adds great versatility, whether as a formal dining room, home office, playroom or snug.





KEY FEATURES

Upstairs, the first floor has three double bedrooms, an en-suite shower room to the master plus a family bathroom, while two more bedrooms can be found on the second floor. This means there's room for a large family, for dedicated hobby space, or for guest bedrooms which you can shut away when not in use.

Making Memories

Outside, the garden functions as another room. Immediately behind the house is a large paved area surrounded by a low wall. Here you have a lovely gazebo over an outdoor kitchen, plus plenty of room for various seating areas, all looking out over the lawn beyond. The gardens are totally secure, so very safe for children, with lots of room to play. Right at the far end is a sizeable outbuilding housing a games room and bar. The owner and his friends and family have had plenty of fun here over the years, with many an evening enjoyed down in the games room. If you're sociable and you love throwing parties, or if you have teens who often have friends over, this will really come into its own. Best of all, there's plenty of parking to the front of the property, so you can host a houseful!

Putting Down Roots

The lovely thing about this location is that you're close to the Seaside Award-winning Lowestoft beach, the golden sands of Corton, plus all the leisure facilities and restaurants that come with a popular holiday spot – and you also get the warm welcome of a vibrant year-round community. There are schools only a short walk from the property, supermarkets, parks, woodland walks and more. When you need to head further afield, just head out on the A47 and you'll be on your way in no time. You couldn't ask for a more convenient location if you want to have it all.





























INFORMATION



On The Doorstep

Lowestoft is Suffolk's second largest town (second to Ipswich). The town contains a variety of business and residential areas, with the main shopping centre lying just to the north and the award-winning Blue Flag beaches to the south. There are two piers in Lowestoft. One is The South Pier situated on Lowestoft Harbour and the other is The Claremont Pier closer to the Beautiful South Beach. Lowestoft railway station is centrally placed within the town, within walking distance of the beach, and provides services to London Liverpool Street via Ipswich on the East Suffolk Line. Services also run to Norwich along the Wherry Line.

How Far Is It To?

To the south is the popular seaside tourist town of Southwold. All the attractions of the working lighthouse, beach huts, award winning pier, busy harbour, cliff top cannon and of course the beach, combine to make Southwold a quintessentially English resort town. To the northwest is Norwich, which has a large array of cultural and leisure facilities nearby, including shopping centres, bars, restaurants, theatres and cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads.

Directions - Please Scan The QR Code Below

Leave Beccles, heading east on the A146. Upon reaching the first roundabout in Carlton Colville, take the 1st exit towards Oulton Broad and continue on this road. At the next roundabout take the first exit and continue through Oulton Broad. At the next mini roundabout take the 2nd exit and continue along this road and over the train lines and when you reach the next roundabout, take the 2nd exit onto Normanston Drive, at the next round about take the first exit on to Peto Way and go straight over at the next round about onto Millenium Way. When you reach the next round about take the 3rd exit on to Bentley Drive and when you reach the next roundabout take the 3rd exit on to Yarmouth Road and continue along this road. You will pass Gunton Church Lane on your left hand side and shortly after you will find the property on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [rings.dune.scan](https://www.threewords.com/rings.dune.scan)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

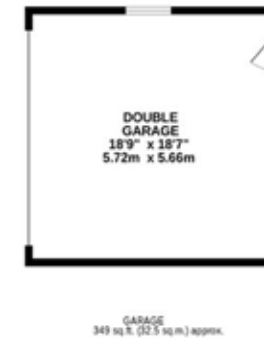
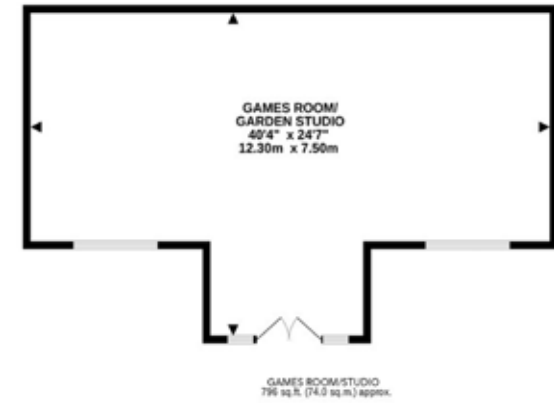
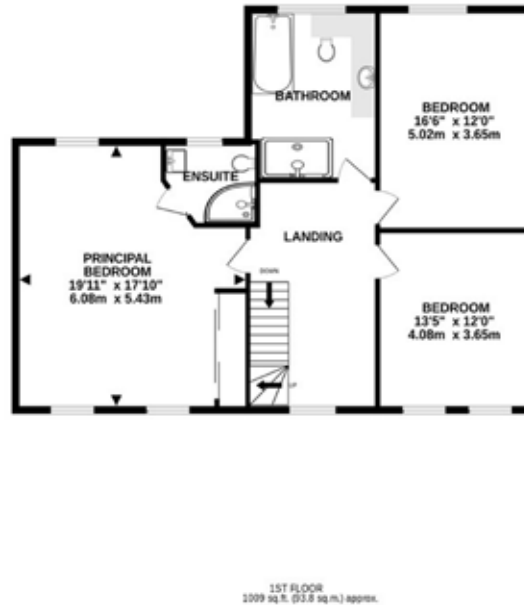
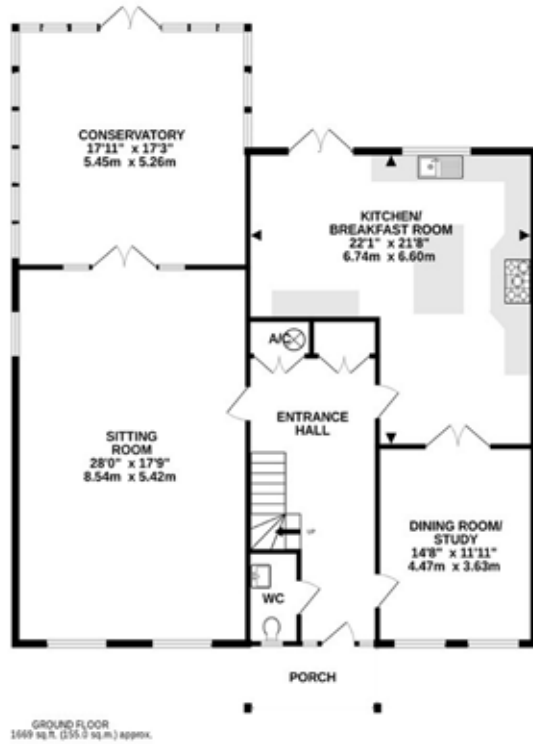
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

East Suffolk Council; Council Tax Band E

Freehold





FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3906 sq.ft. (362.8 sq.m.) approx.
TOTAL FLOOR AREA : 4255 sq.ft. (395.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2024

This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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