



Willow Hole  
Woods Loke East | Lowestoft | Suffolk | NR32 3DR

FINE & COUNTRY

# TOTALLY TRANSFORMED



“This impressive family home sits in a convenient yet private position just a short walk from everything the town has to offer. It’s been significantly extended and totally renovated in recent years as the owners are a large family, and with two garages and a south-facing garden, the outside space is also sure to appeal. Head to the beach or the Broads, enjoy visiting the various local parks and green spaces, grab dinner from one of the many restaurants and takeaways – you have it all right on the doorstep here.”



# KEY FEATURES

---

- NO CHAIN
- A Spacious and Beautifully Presented Detached Family Home
- Located Along a Quiet No Through Road
- Walking Distance to Primary and Secondary Schools
- Benefitting From Five Double Bedrooms; Two With Ensuite
- Three Reception Rooms
- Stunning and Extended Living Room
- Ample Off Road Parking and Two Garages
- EPC rating C
- The Property Extends to 2624 sq ft

A superb family home in a great location with excellent road and rail links, this is sure to be a hit with any busy family. Designed to meet all your needs for work, rest and play, it's spacious and filled with light, offering a very warm welcome and comfortable accommodation throughout.

## Family Friendly

When the owners first came here, over a decade ago, this was a modest three-bedroom home in a good size plot with a south facing garden. Whilst the owners love the location and the garden, they set about creating a home that worked for the whole, extended family - and this is the result. A generously proportioned five-bedroom home with space for the family to gather and for people to spread out and do their own thing. Their children have now flown the nest, so as the owners move on, you have the chance to put down roots here in this lovely family home.

## Room For All

You enter the house through a porch with useful storage for your coats and shoes and come through into a lovely spacious reception hall with a cloakroom to one side. On your right is the dining room, the bay window a lovely feature, while straight ahead is the good size kitchen, with ample storage and preparation space for whipping up family feasts. There's also a useful utility room and a separate study tucked away right at the back of the house (the most peaceful place when the house is full of people!). But it's the main reception room that's the real star of the show here. This is a fabulous double-length room with a woodburner in the sitting room, plus a fabulous triple-aspect garden room area with doors leading to the garden and a glazed gable end framing the lovely green outlook.





# KEY FEATURES

---

The owners spend most of their time in here – and it's easy to see the appeal. You could even have your dining table in here and use the front reception as a snug. The choice is yours! Upstairs, all five bedrooms are doubles and two have their own bath or shower rooms, with the other three sharing the family bathroom. Three of the rooms face south and two are dual aspect, so you have lovely light rooms.

## Beach And Broads

Outside, you can soak up the sun on the south-facing patio or lawn and it's lovely and private out here. The garden is bordered by mature hedging and there are some beautiful mature trees on a neighbouring property that offer an attractive outlook whilst enhancing your seclusion. There's a built-in garage to the front of the house, as well as parking on the driveway, in addition to a second garage. This is reached down a lane to the side of the house and has parking next to the garage. This would be ideal if you have a boat or trailer, or you could potentially run your business from the second garage, perhaps a beauty salon or similar, with client parking there and no need for people to come through your home. The wider area is great for families, with lots of parks, schools and colleges, a sports centre, gym, shops, pubs, takeaways and more. There's good access to Gorleston by road, as well as to the beach, which is just ten minutes away. You can walk to Oulton Broad and visit the park, watch the powerboat racing or even head out on the water yourself. There's no shortage of things to do around here!

## 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.

































# INFORMATION

---



## 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

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 second exit on to Fir Lane and at the end of the road turn left on to Woods Loke east and the property will be found towards the end of the road 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... [///rust.memo.onions](https://rust.memo.onions)

## Services

East Suffolk Council; Council Tax Band D (Freehold)

Gas Central Heating, Mains Drains

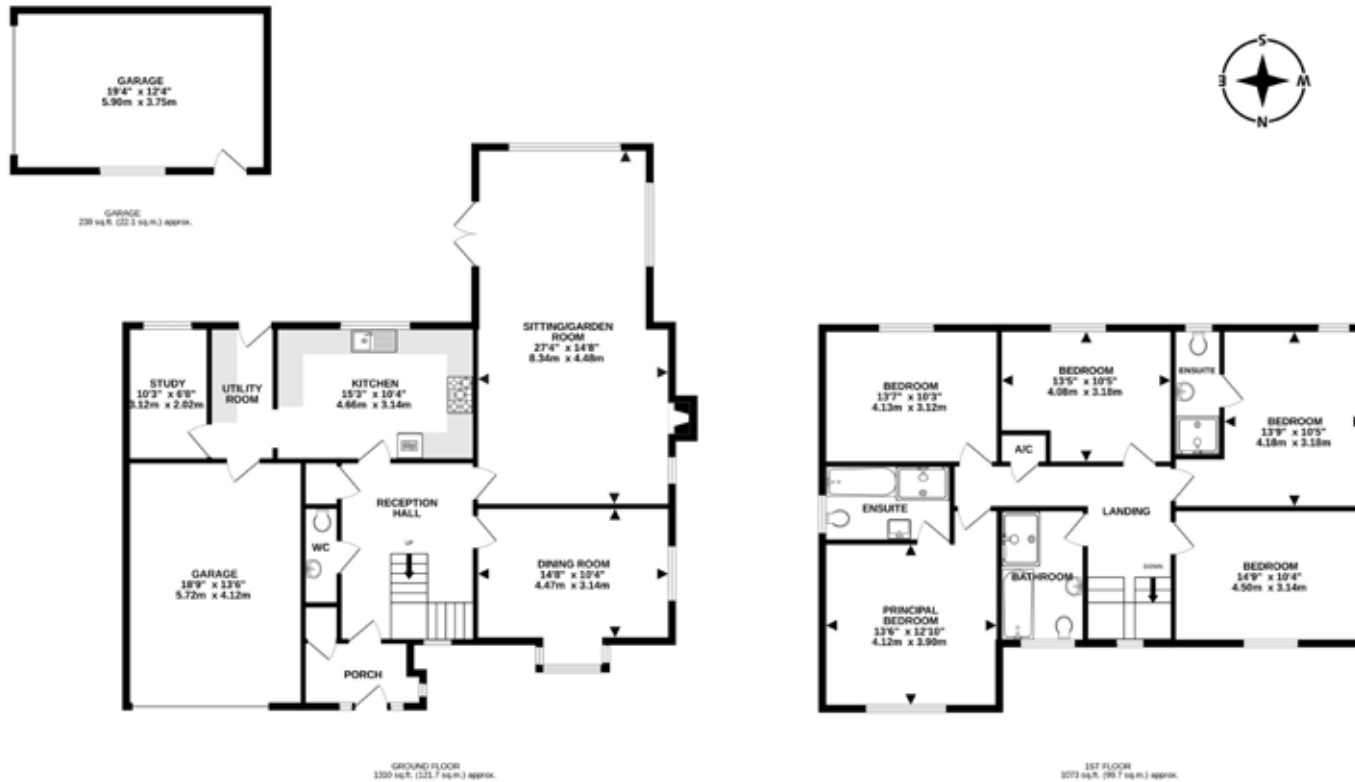
Superfast Broadband Available View broadband availability - Ofcom Checker title

Mobile Phone Signal varies, See Link Provided View mobile availability - Ofcom Checker

Super Fast Broadband Available (Currently supplier is BT) <https://www.openreach.com/fibre-checker>

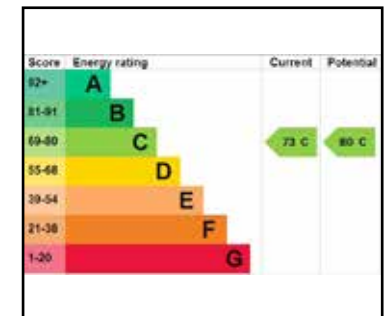
Mobile Phone Reception Varies depending on Network, See Link to check View mobile availability - Ofcom Checker





TOTAL FLOOR AREA : 2621 sq.ft. (243.5 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](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2024



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

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Beccles on



Fine & Country Beccles & Waveney  
23A New Market, Beccles NR34 9HD  
01502 533383 | [beccles@fineandcountry.com](mailto:beccles@fineandcountry.com)

