



29 Romany Road
Lowestoft | Suffolk | NR32 3PJ

FINE & COUNTRY

A STYLISH SURPRISE



“A spectacular blend of the period and the contemporary, marrying original features with modern comforts, this home impresses right from the start.

On one of the area’s most desirable roads, with views from the first floor over to the water, the location is sure to appeal, while the property itself is spacious and attractive and offers annexe potential. Exquisitely renovated by the current owners, with a stunning open plan kitchen, living and dining area leading out to private south-facing gardens, you can live out your dream right here.”



KEY FEATURES

- A Beautiful, Spacious Detached Executive Home in the Sought After Location of Oulton Broad
- Four Double Bedrooms plus a Fifth Bedroom/Dressing Room
- Family Bath/Shower Room
- The Principal Bedroom benefits from a Balcony and an En Suite
- Open Plan Kitchen/Dining/Living Room with Mezzanine Level Above providing a Double Bedroom or a Study Area
- Utility Room with French Doors to the Garden
- Ground Floor Cloakroom/Wet Room
- Sitting Room with Bay Windows and Fireplaces
- Landscaped South Facing Garden
- Large Detached Garage with Shower Room and Gym/Studio Above provides Potential for Annexe Conversion
- Ample Parking for Numerous Vehicles
- The Main Accommodation extends to 2,886sq.ft
- Energy Rating: C

A large family home over three floors in the prestigious Oulton Broad area with views over the water, this is a place that stands out from the crowd. Sunny gardens, a garage that can double as a boat shed and has a studio above, plenty of parking and all on a quiet and exclusive road – what more could you ask for?

Ticking Every Box

Do you love the character of period properties but enjoy the simplicity of contemporary clean lines? Want original features but love open plan living? Want plenty of space for a growing family or room to host family and friends in comfort? Looking for a home with an annexe? This property can do all this and more... The current owners came here over 20 years ago. Keen sailors, they were drawn to this location because of its proximity to the water and to their mooring, and they loved the tranquility of the setting. Homes along here stand in generous plots and enjoy a high degree of privacy. The owners spent several years renovating and extending the home with a sympathetic touch, retaining the beautiful character features whilst blending the original parts with a fabulous gabled end glazed addition.

Making An Excellent Impression

Coming into the original entrance hall, you see the pretty stained-glass windows and traditional door. Ahead of you are two doors leading to what were the two original reception rooms. These have now been opened into one fabulous room with two fireplaces, two handsome bay windows to the south, plus double doors leading you out onto the paved patio beyond.





KEY FEATURES

In one half of the sitting room, a baby grand sits comfortably in one corner, showing just how sizeable a space this is. This could easily be converted back to two rooms if required. Bright in summer and cosy in winter, it's an excellent family room or sociable room year-round. At the other end of the ground floor is the new extension wing; a magnificent open plan room with a double-height glazed gable end framing the lovely green outlook, and two sets of doors to the garden. When you're cooking for family and friends, you're in the heart of the action here, with seating at the central island. The kitchen is open to a dining area, with plenty of room for seating beyond, so this is real 'heart of the house' stuff and you could easily fit a crowd in here. The ground floor also houses a utility room and cloakroom/wet room. On the first floor you'll find two spacious double bedrooms, a stylish bathroom with walk-in shower and feature rolltop bath, a dressing room, which could easily be used as another bedroom, plus a mezzanine bedroom/study where you might find yourself distracted by the view! Head up to the top floor and the principal suite is very special, with another fabulous bathroom, plenty of room for seating, a dressing table or sofa, plus a small balcony where you can take best advantage of the views right over to the water.

Beach, Broads And Boats

Outside there's plenty of parking to the front of the house, along with a pretty lawned area of garden. The owners have built a drive-through garage to one side of the drive, which is large enough to use as a workshop or to store a good size boat. There's a shower room on the ground floor and a studio above, so this could easily be turned into an annexe. The owners had even designed it to be linked to the house, perhaps by a hydro pool room, subject to planning. Food for thought! The rear garden is a great size, bordered by shrubs and trees offering privacy. The owners have different seating areas to take advantage of the light at different times of day and there's always a sunny spot to be found on a nice day. Residents of the road here have access to a private right of way to the water, suitable for kayaks, paddleboards and dinghies. Living here, you can take full advantage of its close proximity to the Broad, whether watching powerboat racing, sailing or heading out to a waterside restaurant for a meal. The nearby park hosts regular events, such as concerts and fairs, and has children's play facilities and the Park Cafe. Close by is Carlton Marshes Nature Reserve which is in the Waveney Valley. 1,000 acres of wilderness set in the Broads National Park - great for dog walking and wildlife spotting! You have two train stations in the village, one just a short walk from your front door, with schools, shops and more close by, and of course you also have easy access to the glorious Norfolk and Suffolk coastline.

































INFORMATION



On The Doorstep

Oulton Broad itself is the most southern area of open water on the Broads Network. The village has an extensive range of amenities including leisure, cultural and shopping facilities as well as rail links to Norwich and Ipswich, which both connect to London in under two hours. Oulton Broad is near to Lowestoft, the most easterly point in the United Kingdom and has wonderful beaches. The area is well served by state and private schools.

How Far Is It To?

Norwich lies approximately 26 miles north west of Oulton Broad and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Southwold is easily accessible within a 30 minute drive and is a charming north Suffolk unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, beech huts, pier, busy harbour, cliff top canon and of course the beach. Southwold is a quintessentially English resort and well worth a visit. The attractive market towns of Beccles and Bungay are both within a 25-minute drive, and Diss is approximately 30 miles to the south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Lowestoft. Continue on this road for 8 miles to Oulton Broad. When you reach the roundabout with The Wherry Hotel on it take the 2nd exit onto Commodore Road. Follow the road and turn left onto Caldecott Road. Follow the road around a left hand bend and then take the 2nd right onto Romany Road. Continue along this road and the property will be found towards the other end of Romany Road on the left hand side.

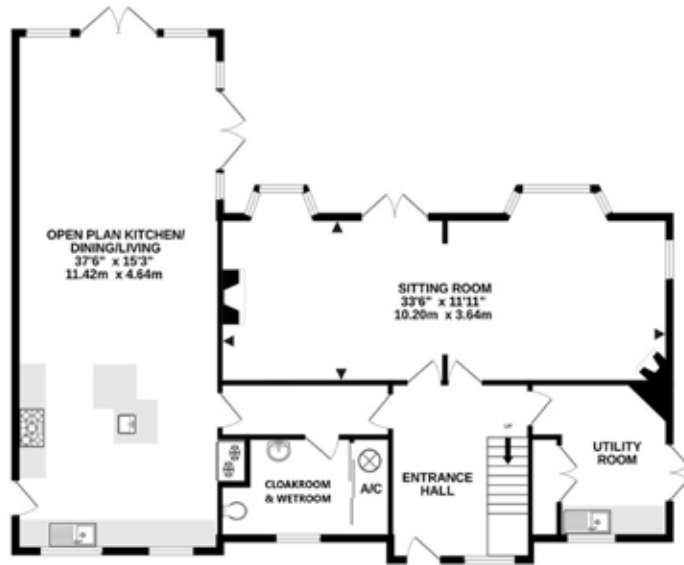
What Three Words Location

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... [estate.dared.snooping](https://www.threewords.com/estate.dared.snooping)

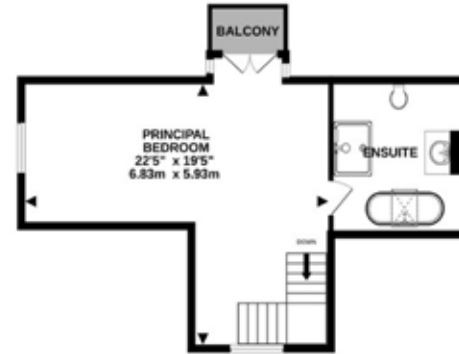
Services, District Council and Tenure

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 District Council - Council Tax Band: F
Freehold





GROUND FLOOR
1374 sq ft. (127.0 sq.m.) approx.



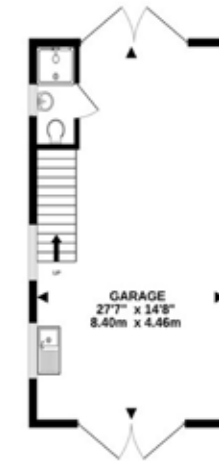
2ND FLOOR
459 sq ft. (42.2 sq.m.) approx.



GARAGE 1ST FLOOR
403 sq ft. (37.3 sq.m.) approx.



1ST FLOOR
1053 sq ft. (97.6 sq.m.) approx.



GARAGE GROUND FLOOR
453 sq ft. (41.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2886 sq.ft. (268 sq.m.) approx.
TOTAL FLOOR AREA : 3692 sq.ft. (343.0 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
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| Energy Efficiency Rating | | Current | Potential |
|--|------------|-------------------------|-----------|
| Very energy efficient - lowest running costs | A (92-100) | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| G (1-20) | | | |
| Not energy efficient - highest running costs | | | |
| | | 71 | 78 |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc.gov.uk | | | |

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.





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