



151 Yarmouth Road  
Lowestoft | Suffolk | NR32 4AF

FINE & COUNTRY



# RISE TO THE OCCASION



“This recently renovated family home has been thoughtfully extended and stylishly finished, creating a wonderfully sociable and versatile property.

With open areas and more intimate spaces alike, it adapts effortlessly to every occasion.

The large garden is a real retreat and much larger than you might expect, while the location is superb – you couldn’t ask for a more convenient setting – and you can walk to the beach!”







# KEY FEATURES

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- An Immaculately Presented and Extended Detached Family Home
- High Specification Found Throughout
- Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility and WC
- Large Open Plan Sitting and Dining Room and a Separate Family Room
- Large Garden with Outdoor Entertaining Area
- Off Road Parking for Several Vehicles & Garaging
- In Easy Reach of Schools, Coast and Amenities
- The Accommodation extends to 3,089sq.ft
- Energy Rating: C

If you like to have everything within easy reach, but you also value your privacy, if you want plenty of space, both inside and out and if you want to be close to the coast, this property has your name all over it. Even better, it sits on a fantastic plot with a high degree of privacy and it's all been finished to an incredibly high standard, so you won't have to lift a finger and you can enjoy it all right from the start.

## A Stylish Surprise

The owners were drawn here by the amount of space on offer in the house, the size of the garden and the potential to update and renovate the property, as well as by the convenient location, close to all the town's amenities. They wanted to create a welcoming family space, that embraced all ages. They've worked hard to create a wonderfully appealing home that's as practical as it is attractive. They've used quality materials, such as Karndean flooring, as well as upgrading some of the facilities, adding a pump to ensure the water pressure is excellent in all the showers, and opting for fibre broadband – perfect for a busy family or for anyone working from home.







# KEY FEATURES

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## A Warm Welcome

Entering through the porch, you come into a bright and welcoming entrance hall that sets the tone for the airy rooms to come. There's a family room to one side, in the original part of the house, and the owners enjoy quality family time in here, especially in the winter, curled up on the sofa with a fire in the log burner. Beyond this is a magnificent open plan sitting and dining room, with three rooflights and a dual aspect, one wall almost entirely taken up with a row of bifold doors to the south. There are two doors to the kitchen, which again is a beautifully bright and spacious room with bifold doors to the south, and a central island with a rooflight above. This is a kitchen to delight a keen cook, with Neff and Bosch appliances, including a steam oven. When you open up both sets of bifolds in the summer, you have this comfortable flow between the house and the patio, and the kids can run in and out safely while you keep an eye on them from wherever you are. The owners enjoy entertaining family and friends and have found the house works brilliantly for this, as well as for day-to-day family life with their children. The ground floor has a utility, cloakroom and shower room, with five bedrooms and two bathrooms on the first floor. One of the bedrooms has plumbing in place for an additional en-suite if desired. Either way, you can host a houseful without having to queue to use the bathroom in the morning!

## Soak Up The Sun

Outside, the sunny, south facing patio is the perfect spot in which to relax and unwind. The garden is safely enclosed for children or for pets, so you don't have to worry about them getting out. The long lawn has plenty of space to kick a ball around, build dens, camp out, or for summer parties. The owners have enjoyed learning to grow their own herbs and fruits here and have planted lots of spring bulbs that burst into colour each year. This is an enormously convenient setting but because you're set well back and screened from the road, it's surprisingly peaceful. Hop in the car and you can get up to Norwich or into the town quickly. You can walk to the beach, to the supermarket, shops and more, with everything on the doorstep. If you don't drive, or if you have teens, you'll be pleased to know there's a bus stop just nearby, with an excellent regular service. The owners enjoy the proximity to Gunton Woods where they often walk, and you have Oulton Broad nearby too.















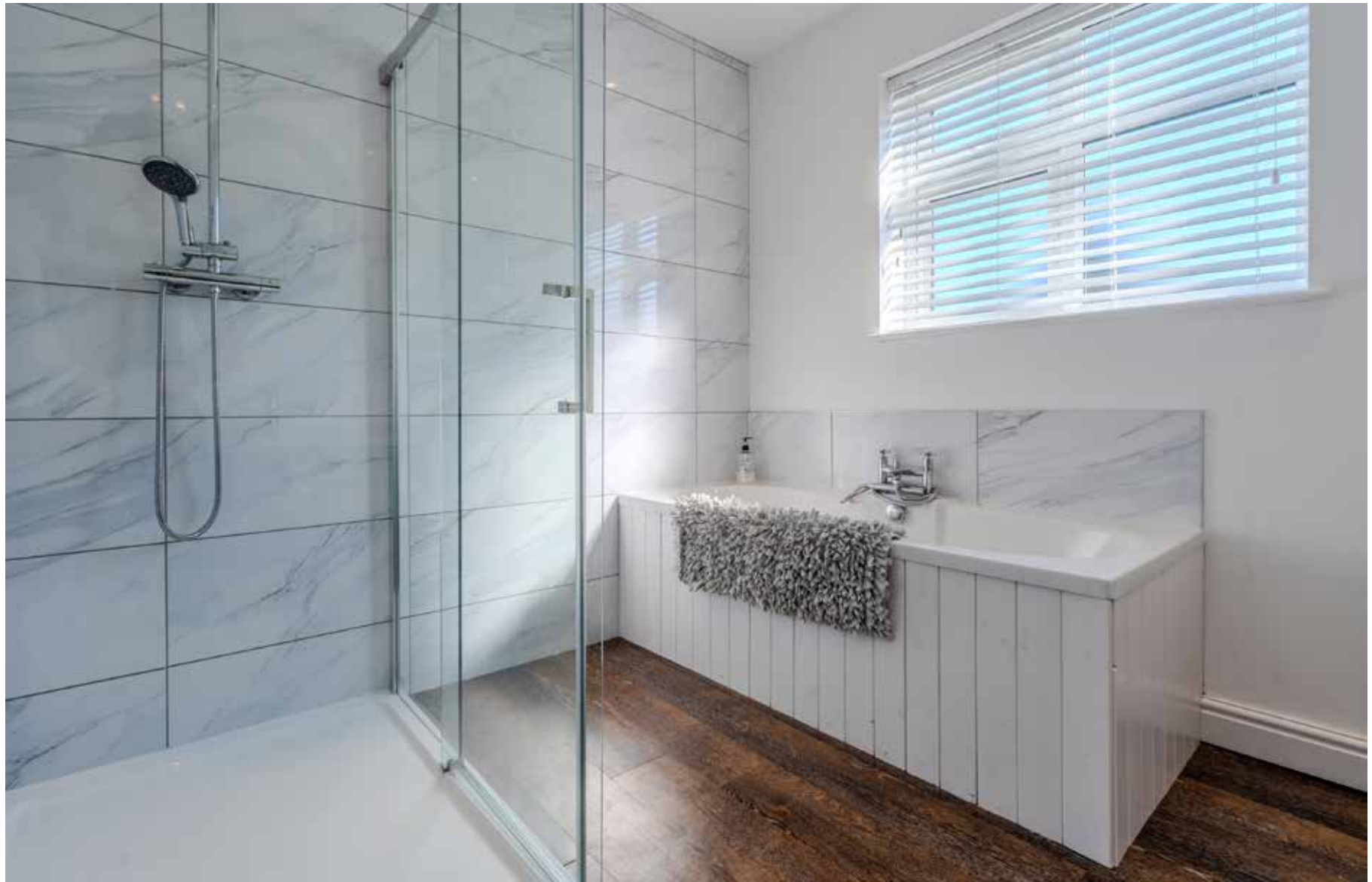




































# INFORMATION

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## On The Doorstep

Lowestoft is one of Suffolk's largest towns (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

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 right hand side.

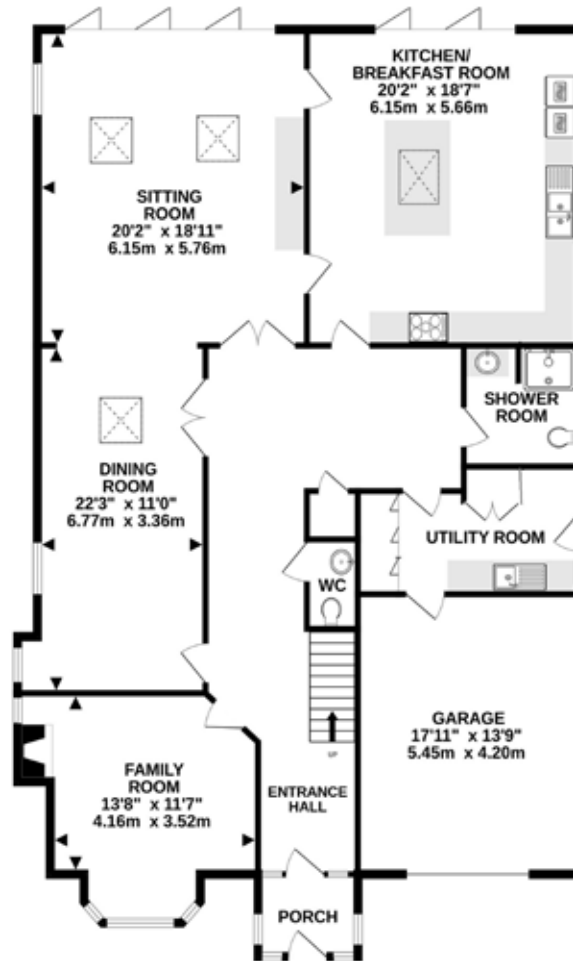
## What Three Words Location

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...[vine.hidden.minus](#)

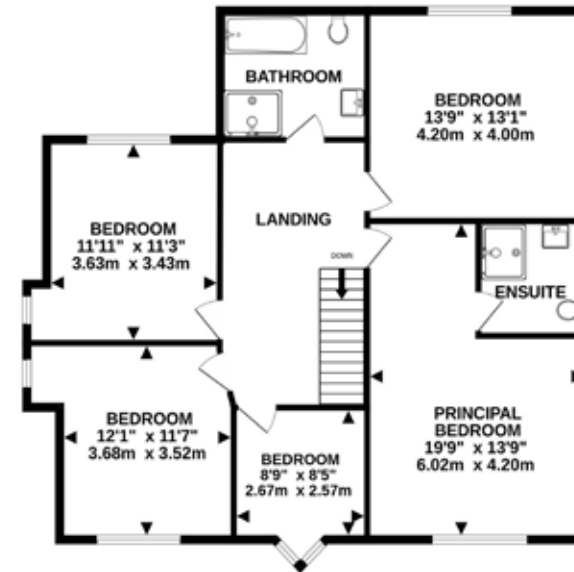
## Services, District Council and Tenure

Gas Central Heating; Mains Water, Mains Drainage  
Full Fibre (FTTP) <https://www.openreach.com/fibre-checker>  
Mobile Phone Reception varies depending on network provider  
please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Council Tax Band E  
Freehold





**GROUND FLOOR**  
1976 sq.ft. (183.6 sq.m.) approx.

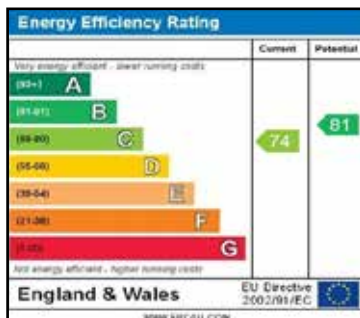


**1ST FLOOR**  
1113 sq.ft. (103.4 sq.m.) approx.



**TOTAL FLOOR AREA : 3089 sq.ft. (287.0 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](http://www.norfolkpropertyphotos.co.uk)  
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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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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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