



368 London Road South, Lowestoft - NR33 0BQ

Guide Price £450,000

STARKINGS  
&  
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HYBRID ESTATE AGENTS



## 368 London Road South

Lowestoft, Lowestoft

Positioned within walking distance to the BEACH, this TERRACED FAMILY HOME is presented in TURNKEY condition, spanning over 2,730 Sq. Ft (stms) across three floors. The accommodation effortlessly retains a wealth of CHARACTER FEATURES while showcasing stunning interior décor sympathetic to the home's period charm. Step inside to find a GRAND HALLWAY ENTRANCE, opening to two spacious reception rooms including the 17' SITTING ROOM, fronted by a BAY WINDOW flooding the room with natural light, and the DINING ROOM, perfect for entertaining and formal dining. The heart of the home is the 22' OPEN PLAN KITCHEN/ BREAKFAST ROOM, enjoying a DUAL ASPECT and featuring an ORIGINAL AGA with bespoke units surrounding, finished with GRANITE WORKTOPS. The first floor boasts four BEDROOMS from the landing, serviced by a four piece FAMILY BATHROOM. The second floor offers a further two DOUBLE BEDROOMS and a second four piece FAMILY BATHROOM. Heading outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED with a wood fired HOT TUB and a substantial OUTBUILDING offering useful storage and room for UTILITIES.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Chain!
- Expansive Terraced Family Home
- In Excess Of 2,730 Sq. Ft (stms) Of Living Accommodation
- Exceptional Décor Throughout Whilst Retaining Original Character Features
- 22' Dual Aspect Kitchen/ Breakfast Room, Dining Room & Sitting Room
- Six Bedrooms Across Two Floors
- Ground Floor W.C & Two Four Piece Family Bathrooms
- Private & Enclosed Garden With Wood Fired Hot Tub

The property is located on the edge of Oulton Broad with the town of Lowestoft adjacent. 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.

#### SETTING THE SCENE

The property can be found set back from the road, behind a brick wall and iron railing enclosed frontage. An iron gate opens to a garden laid to shrubs and plantings, bisected by a Victorian-style tiled walkway that leads to the main entrance, under an open porch.



## THE GRAND TOUR

Stepping through the stained glass main entrance, the hallway features contrasting tiled flooring for ease of maintenance and decorative panelling that runs alongside the staircase. Plentiful storage is available beneath the stairs, including a large cupboard perfect for outdoor wear. Doors to the right open to the two primary reception rooms. The 17' sitting room boasts a bay window frontage fitted with wooden fitted shutters, ensuring the space is flooded with natural light. The room is centred around a feature fireplace with a wood burner set on a stone tiled hearth; wood flooring runs underfoot, and the generous proportions allow for various soft furnishing layouts. Adjacent, the spacious dining room offers continued wood flooring and a further feature fireplace as a focal point. Ample space is available for formal dining, while uPVC double-glazed French doors provide garden access and additional light. At the end of the hallway, a useful two-piece W.C is conveniently positioned, opposite, a doorway leads down into the basement level, a superb storage space with power and lighting. A further door opens to the heart of the home, the 22' open plan kitchen and breakfast room. The kitchen offers a comprehensive range of wall and base units topped with high quality granite worktops and includes an integrated dishwasher, with dedicated space for an 'American style' fridge/freezer. The centrepiece of the kitchen is an electrically converted period Aga, boasting two hot plates and a four ring gas hob. A spacious freestanding island offers matching cabinetry and worktops, featuring an integrated wine fridge and breakfast bar seating. An original oven provides a distinct character feel, flanked by two integrated storage cupboards. From here, the space leads out to the garden.

Ascending the stairs to the carpeted first floor landing, you will find a useful airing cupboard and access to the upper accommodation. Doors give way to three spacious bedrooms on the first floor. The largest of these enjoys a bay window frontage, carpeted flooring, and a feature fireplace with alcoves on either side that are ideal for storage furniture. Adjacent to this, the single bedroom is perfect as a child's room or a dedicated home office, featuring hard flooring, fitted shutters, and space for a single bed. Two further double bedrooms benefit from large sash windows, carpeted flooring, and feature fireplaces, offering ample room for large double beds and storage furniture. This floor is serviced by a contemporary four piece family bathroom, which includes a large bath, a separate glass enclosed shower cubicle, a designer radiator, and decorative tile flooring.

Ascending to the second floor landing, the first door leads to a versatile bedroom space with part vaulted ceilings and integral eave storage.

This area extends into a potential further single bedroom, offering the flexibility to be used as two separate rooms, or a bedroom with an adjoining dressing room or study. A few steps lead to the final portion of the second floor accommodation, where a landing opens into the last double bedroom. This room boasts vaulted ceilings, a feature fireplace, and carpeted flooring. It is conveniently serviced by a further modern four piece suite, including a freestanding roll-top bath, a large glass enclosed walk in shower, and a sash window with wood flooring underfoot.

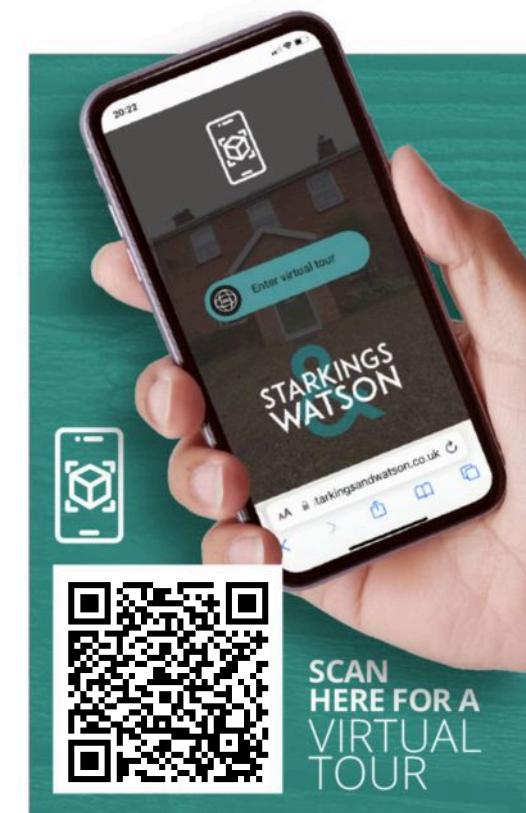
## FIND US

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What3Words : ///front.villa.elite

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Stepping outside, the garden offers a low maintenance feel, laid throughout with a flagstone patio. A versatile outbuilding provides space for utilities, useful outdoor storage, and a dedicated wood store, while a further latch and brace gate allows convenient access to the rear access road. Potted plants fill the space, with a wood-fired hot tub to the end of the space. The garden wraps around the side of the home, where a generous outdoor seating area provides the perfect space to entertain and enjoy the warmer months.





Approximate total area<sup>(1)</sup>

2732 ft<sup>2</sup>  
253.7 m<sup>2</sup>

Reduced headroom  
162 ft<sup>2</sup>  
15.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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