

£650,000  
Guide Price



## Yarmouth Road Lowestoft, NR32 4AQ

- Executive detached family residence of exceptional quality
- Extensive off-road parking for multiple vehicles
- Four well-proportioned bedrooms, two with luxurious en-suites
- Stylish open-plan living, ideal for modern family life
- Impeccably presented throughout to a high specification

- Comprehensively renovated and upgraded in recent years
- Retained period features adding charm and character
- Ground floor cloakroom and elegant first floor family bathroom
- Conveniently located close to amenities, shops and reputable schools
- Excellent transport links providing easy connectivity





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Entrance Hall

A welcoming and well-proportioned entrance hall, setting the tone for the quality found throughout the home. Main entrance door to the front aspect, recessed door mat, x2 radiators, a door opens into the cloakroom, original wood flooring, stairs leading to the first floor landing, a door opens into the sitting room and an opening leads through to the kitchen/ diner.



### Cloakroom

Tile flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, extractor fan, toilet with hidden cistern and a feature wash basin with a mixer tap.

### Sitting Room

6.51 max into bay x 4.25 max

A characterful and elegant reception space, perfect for both relaxing and entertaining. Original wood flooring, UPVC double glazed bay window to the front aspect, period open fireplace, original leaded light doors and a radiator.



### Kitchen/Diner

12.15 max x 3.39 max

A stunning open-plan kitchen and dining space, forming the true heart of the home and ideal for modern family living and hosting. Engineered hardwood flooring, x2 UPVC double glazed windows to the front & rear aspect, spotlights, dining area with feature pendant lighting, units above & below, a mixture of quartz & beechwood work surfaces & ash units, AGA oven, integrated fridge-freezer, plus additional fridge & freezer, x2 dishwashers, reclaimed butler sink with a mixer tap, feature lighting and French doors opening to the rear garden.

### Boot Room

1.66 x 0.86

Recessed door mat, space for coats & shoes, water softener, shelving, spotlights and a door opens to the side exterior.

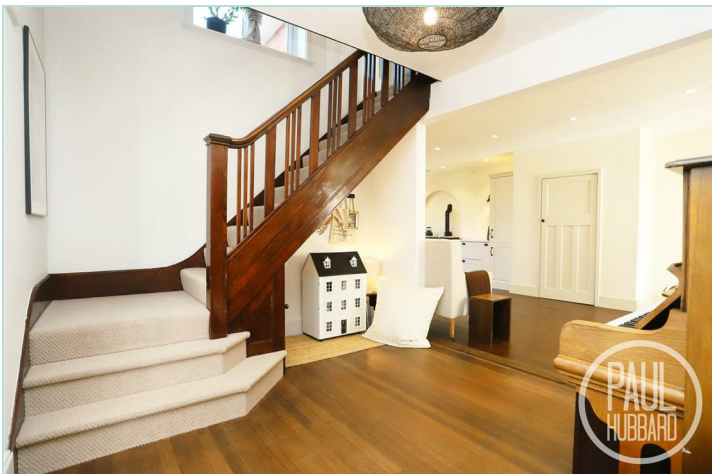
### Pantry

2.10 x 1.19

Engineered wood flooring, UPVC double glazed window to the rear aspect, original kitchen units, timber work surfaces & shelving, plenty of space for storage.

### Stair leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, loft access, airing cupboard (housing the gas boiler & water cylinder) and doors opening into the bedrooms & bathroom.





### Bedroom 1

4.05 max x 3.85 max

A spacious and beautifully presented principal bedroom with charming period features. Fitted carpet, UPVC double glazed window to the front aspect, radiator, fitted wardrobes, period fireplace and a door opens into the en-suite bathroom.

### Ensuite Bathroom

4.23 max x 1.49 max

Tile flooring, UPVC double glazed window to the rear aspect, spotlights, extractor fan, heated towel rail, toilet, freestanding bath tub with a mixer tap, dual wash basins set into a vanity unit with mixer taps, a walk-in shower with both handheld & rainfall heads, recessed shelving and tile splash backs.

### Bedroom 2

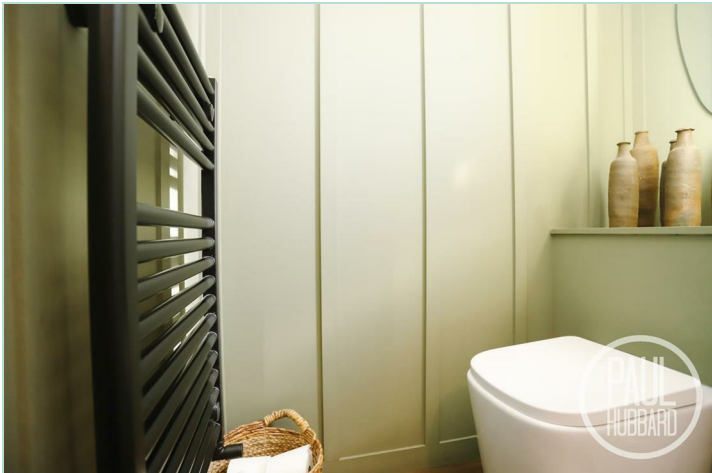
4.28 max x 3.94 max

A generous double bedroom benefiting from its own en-suite facilities. Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to the en-suite shower room.

### Ensuite Shower Room

1.77 x 1.61

Tile flooring, UPVC double glazed obscure window to the side aspect, extractor fan, spotlights, heated towel rail, toilet with hidden cistern, a wash basin set into a vanity unit with a mixer tap, feature pendant lighting, a mains-fed shower with both hand held & rainfall heads set into a cubicle enclosure and tile splash backs.



### Bedroom 3

3.25 x 3.04

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.



### Bedroom 4

3.95 x 2.42

Fitted carpet, UPVC double glazed window to the side aspect, radiator and x3 built in wardrobes with double doors and washing machine, tumble dryer & access to eaves storage space.

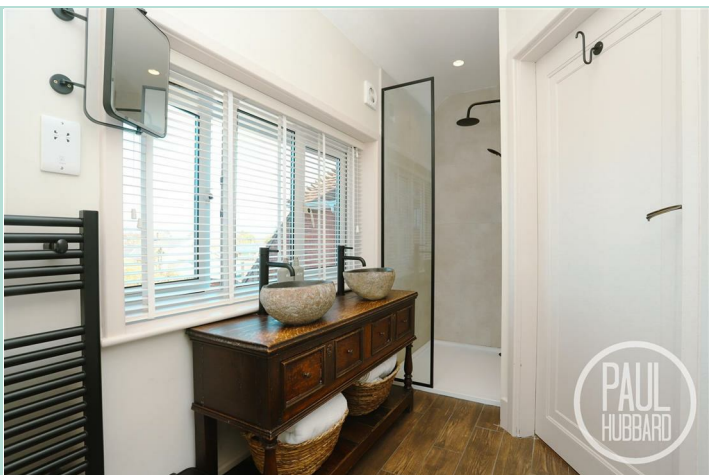
### Bathroom

2.68 x 1.91

A stylish and well-appointed family bathroom, finished to a high standard. Exposed & painted floorboards, UPVC double glazed obscure window to the side aspect, spotlights, extractor fan, heated towel rail, toilet with hidden cistern, freestanding bath tub with a mixer tap, a wash basin set into a vanity unit with a mixer tap, a mains-fed shower with both handheld & rainfall heads set into a cubicle enclosure and tile splash backs.







### Outside

A sweeping driveway, elegantly finished with a combination of high-quality paving and decorative shingle, creates an impressive approach to the property while offering generous off-road parking. The frontage is beautifully arranged with a manicured lawn and well-stocked planted borders, enhanced by bark chippings and enclosed by smart panel fencing. Further features include a convenient EV charging point, external power sockets, the original characterful entrance door, and secure gated side access to the rear via double gates.

The rear garden is a substantial and beautifully presented outdoor space, featuring an expansive laid lawn framed by mature shrubs and established trees, offering both privacy and a sense of tranquillity. A newly installed brickweave patio provides a stylish and versatile area for al fresco dining and entertaining. Additional amenities include an outdoor tap, ambient garden lighting, and a discreet underground bunker. Completing the space is a brick-built garage with an up-and-over door, a timber storage shed, and full enclosure by panel fencing, ensuring both security and seclusion.

### Garage

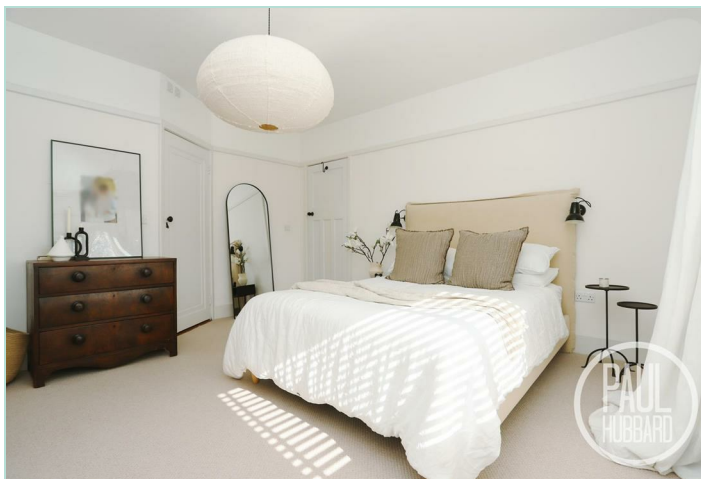
2.84 x 5.92

A detached brick built garage with space for storage or parking and an up & over door to the front.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email today to arrange your free, no obligation quote.





Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and its goods.  
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