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£695,000
Guide Price







Romany Road

Lowestoft, NR32 3PJ

- Stunning 4/5 bedroom detached property
- Spacious sitting room
- Open-plan kitchen and dining area
- Set over two floors
- Character features including stunning wood beams and original details
- Master bedroom with dressing room and en-suite
- Two additional en-suite bedrooms
- South-facing garden with swimming pool
- Driveway with off-road parking and garage
- Outer house suitable for games room and pool changing facilities

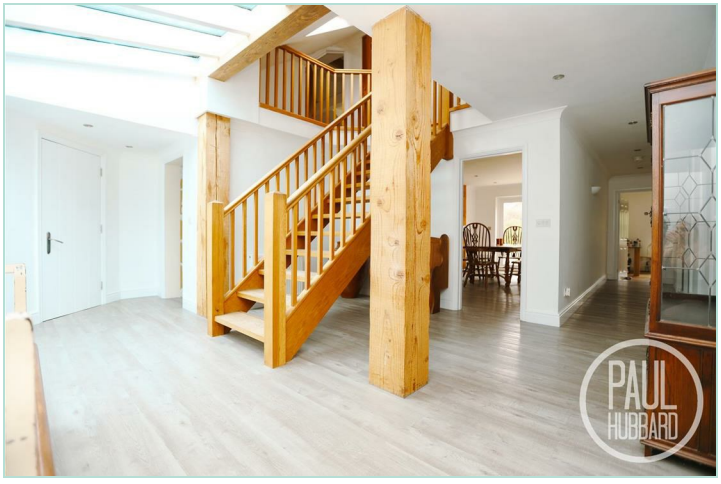
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Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

Timber frame entrance door & double glazed windows to the front aspect, laminate flooring, feature oak beams & staircase, spotlights and doors opening to all internal rooms.

Kitchen/ diner

7.83 max x 7.26 max

A spacious and versatile open-plan area, ideal for family living and entertaining. Featuring laminate flooring, spotlights, feature beams, dual aspect double glazed windows, x2 radiators, handmade oak kitchen, butler sink with mixer tap, granite work surfaces, Rangemaster style oven, large stainless steel extractor hood, central island with modern base units, inset stainless steel sink with mixer tap, fitted oak chopping block, feature pendant lighting, space for a wine fridge & dishwasher, breakfast bar with space for stools, built-in Bosch oven/ microwave, fitted Whirlpool coffee machine, integrated full size fridge & full size freezer and both a stable door & French doors opens out to the rear garden.

Sitting Room

5.87 x 5.51

Hardwood flooring, dual aspect double glazed windows, x2 radiators and a cast iron log burner with a decorative surround.

Study/ Bedroom 5

3.14 x 2.93

A versatile space currently utilised as a study, but perfect for a 5th bedroom if needed. Featuring hardwood flooring, double glazed window to the side aspect, radiator, fitted oak desk and units.

Bedroom 4

3.13 x 2.47

Hardwood flooring, double glazed window to the side aspect and a radiator.

Bathroom

3.13 x 2.27

Tile floors & walls, double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with hot & cold taps, built-in storage unit, extractor fan, tiled bath tub with mixer tap, a walk-in mains-fed shower both rainfall & handheld heads and a glass shower screen.

Built-in Storage Cupboard

A large cupboard perfect for storing coats & shoes.

Bedroom 2

4.43 x 3.42

Hardwood flooring, double glazed window to the rear aspect (overlooking the garden) radiator and a doorway opening to the en-suite shower room.

En-suite Shower Room

2.34 x 1.49

Tile floors & walls, double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with mixer tap and a walk-in mains-fed shower.

Stairs to the First Floor Landing

Handmade oak staircase & flooring, radiator, recessed lighting, Velux window, spotlights and doors opening to bedrooms 1-2.

Bedroom 1

7.11 max x 4.02 max

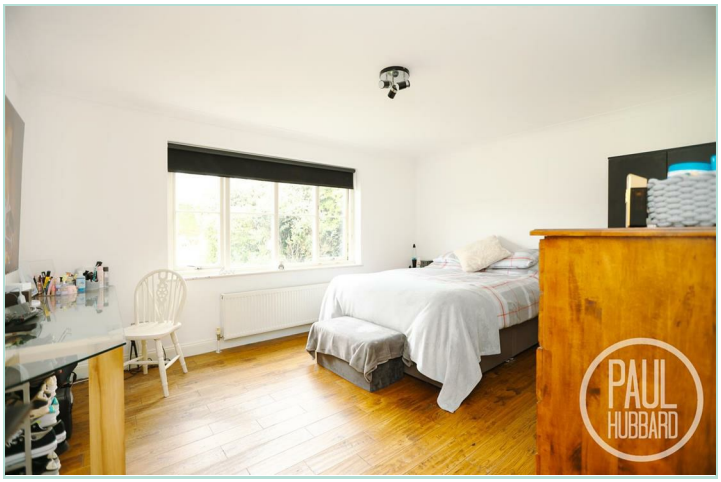
Fitted carpet, double glazed window to the rear aspect, feature oak beams, x2 radiators and an opening leads through the dressing room.

Dressing Room

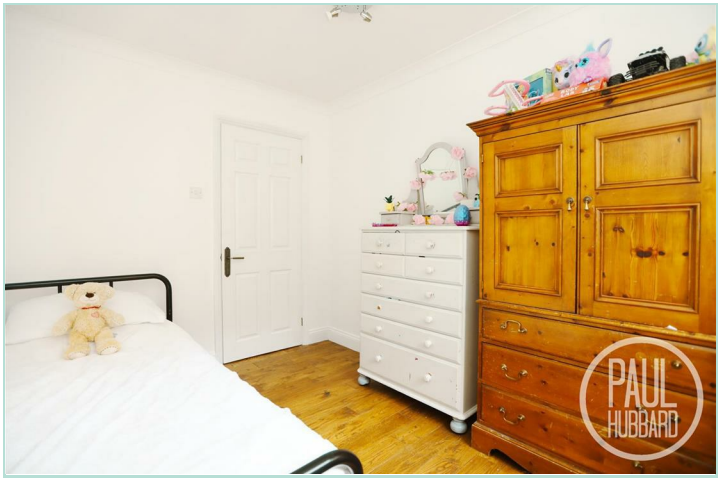
4.20 x 3.38

Hardwood flooring, x2 Velux windows, fitted wardrobes, shelving & a dressing table, feature beams and a doorway opening leads through to the en-suite bathroom.









En-suite Bathroom
3.96 x 2.42
Hardwood flooring, double glazed obscure window to the front aspect, feature beams, Velux window, radiator, toilet, pedestal wash basin with mixer tap and a tiled bath tub with a mixer tap & a handheld shower attachment.

Bedroom 2
4.31 max x 3.83 max
Laminate flooring, double glazed window to the rear aspect (with garden views), spotlights and a door opening to the en-suite.

En-suite WC
2.30 x 1.16
Oak flooring, toilet, pedestal wash basin with mixer tap, tile splash backs and an eaves storage hatch.

Outside
To the front of the property is a generous driveway providing off-road parking for multiple vehicles, alongside a well-maintained lawn bordered by a variety of established plants and shrubs. A surrounding hedge enhances both privacy and curb appeal. Two gated side accesses lead through to the rear garden, in addition to access to the garage, while a pathway provides a direct approach to the main entrance.

A beautifully landscaped garden, mainly laid to lawn with a generous patio area ideal for outdoor dining and entertaining. There is a wide variety of established plants, shrubs and mature trees, creating a private and attractive setting. A stone pathway leads through the garden to the games room, while a heated swimming pool is complemented by a tiled terrace providing ample space for sun loungers.

Garage
A large space perfect for storage or parking with power, light, consumer unit, gas boiler, water cylinder, space for additional appliances if desired and double glazed window to the side aspect, large double doors opening to the front aspect.

Games Room
A spacious and versatile games room, perfect for a pool table or home gym. Large bi-fold doors to the front open fully, seamlessly blending indoor and outdoor living. Additional features include a double glazed window to the side, stone paved flooring, spotlights and multiple power points. Currently utilised as a games room/home gym, a door leads through to a WC fitted with tiled flooring, low level WC, pedestal wash basin with mixer tap, a double glazed obscure window to the side, and a further door providing access to the rear.

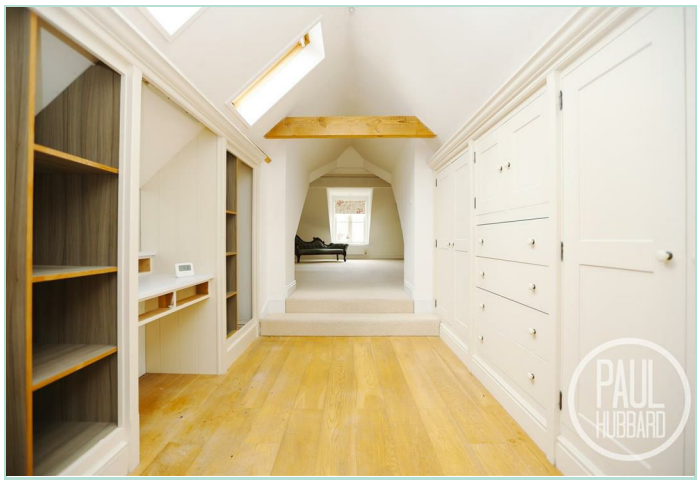
Pool House
The pool house is thoughtfully arranged into separate sections. A useful potting shed provides excellent storage for garden tools along with a small workshop area complete with shelving. The main pool room offers space for a table and chairs, creating a charming seating area that enjoys an open aspect onto the pool, ideal as a snug or relaxation space. There is also a kitchenette fitted with base units, a combination of laminate and timber work surfaces, space for a fridge, lighting and power points. To the side, a discreet area provides the perfect space for changing after use of the pool.

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 in today to arrange your free, no obligation quote.


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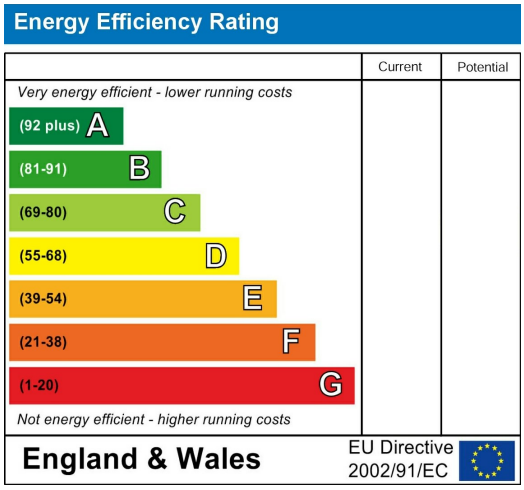








Tenure: Freehold
Council Tax Band: F
EPC Rating:
Local Authority: East Suffolk Council





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements