

# HARDIMANS



**195 Victoria Road**  
Oulton Broad, Lowestoft, NR33 9LP  
£268,000



## 195 Victoria Road, Oulton Broad, Lowestoft, Suffolk, NR33 9LP

Welcome to Victoria Road, Lowestoft - a charming location for this exceptional terraced house. This unusually large property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there's plenty of room for everyone to have their own space.

The kitchen has been extended to include a light and airy breakfast room, providing ample space for cooking up delicious meals and hosting gatherings. The superb wet room adds a touch of luxury to the property, offering a modern and convenient bathing experience.

Step outside into the fantastic garden, a tranquil oasis where you can unwind after a long day or enjoy a morning coffee on the expansive patio. The garage and connected store room provides convenient storage space for your vehicles or outdoor equipment, adding to the practicality of this wonderful home, **DOUBLE GATES** also provide off road parking if required.

Don't miss out on the opportunity to make this property your own - with its generous living spaces, modern amenities, and beautiful garden, it's a true gem in a desirable location.

**UPVC double glazed door to:-**





### **ENTRANCE HALL**

radiator, concealed by radiator cabinet, stairs to first floor.

### **FRONT SITTING ROOM**

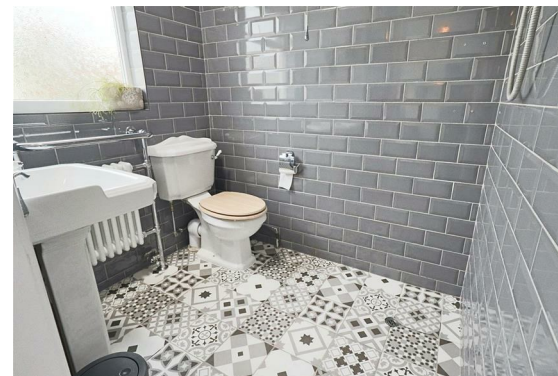
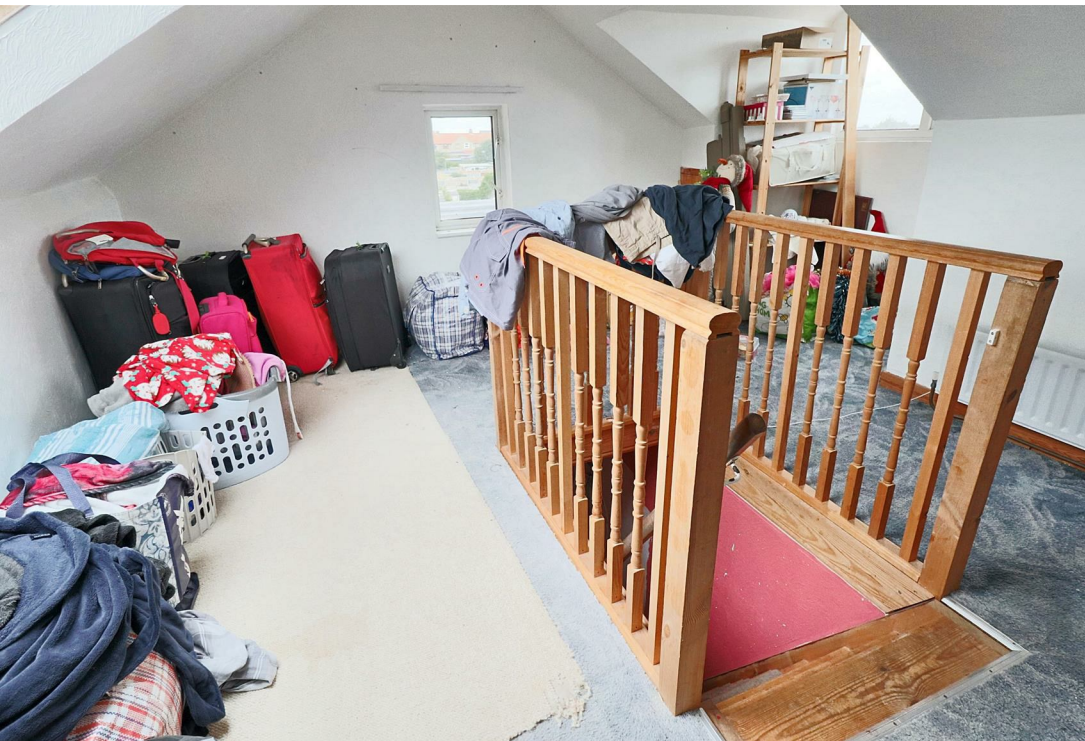
bay window, upvc double glazing, feature painted floor boards, radiator.

### **DINING ROOM**

fireplace with log burner, Bressumer beam, radiator concealed by radiator cabinet, walk-in downstairs store cupboard, ornamental ceiling rose and coving, painted wood floor boards, double openings to kitchen and breakfast room.

### **KITCHEN/BREAKFAST ROOM**

fitted in a range of light grey fronted units, one and a half bowl sink unit, recess and plumbing for automatic dishwasher, 4 burner gas hob, oven/grill, filter hood, space for American style fridge freezer, large opening to breakfast area with breakfast bar, poly carbonate roof allowing so much natural light to flood in together with door to rear garden.



## LARGE UTILITY ROOM

range of base and wall units in a light grey finish, single drainer sink, recess and plumbing for automatic washing machine and space for tumble dryer, New Bosch combination boiler, installed November 2024 with 12 year warranty, double radiator, upvc double glazed window and side door.



## WET ROOM

fully tiled walls and floor, low level wc, pedestal washbasin, Victorian style radiator/towel rail, Triton shower unit.



## INNER HALLWAY

## STUDY

upvc double glazed window, double radiator, access to roof void.



## STAIRS TO FIRST FLOOR AND LANDING

## MASTER BEDROOM

upvc double glazed window, radiator, cupboard and stairway access to:-



## ATTIC ROOM/BEDROOM 4

Fantastic attic space which could easily provide a 4th bedroom with dormer, velux window & window.

Note: The attic room is currently accessed via bedroom 1, but with the provision of a stud wall in bedroom 2, this would create a hallway & separate access, if so required.





### **BEDROOM 2**

upvc double glazed window, radiator.

### **BATHROOM**

with part sunken bath, low level wc, pedestal washbasin, part tiled walls, upvc opaque glazed window.

### **BEDROOM 3**

upvc double glazed window, radiator.

### **OUTSIDE**

To the front, attractive garden area with slate chippings, brick retaining walls. To the rear, particularly large garden, laid to lawn, flower and shrub borders, large grey and white paved patio plus covered veranda area. Towards the end of the property are substantial brick out buildings and IN addition, DOUBLE GATES PROVIDE further OFF ROAD PARKING.



### **ADJOINING BRICK STORE**

11'9" x 8'8" (3.59 x 2.66)

with power and light, access to roof void, single drainer sink unit.

### **BRICK GARAGE**

15'10" x 10'4" (4.83 x 3.16)

with power and light, up and over door.

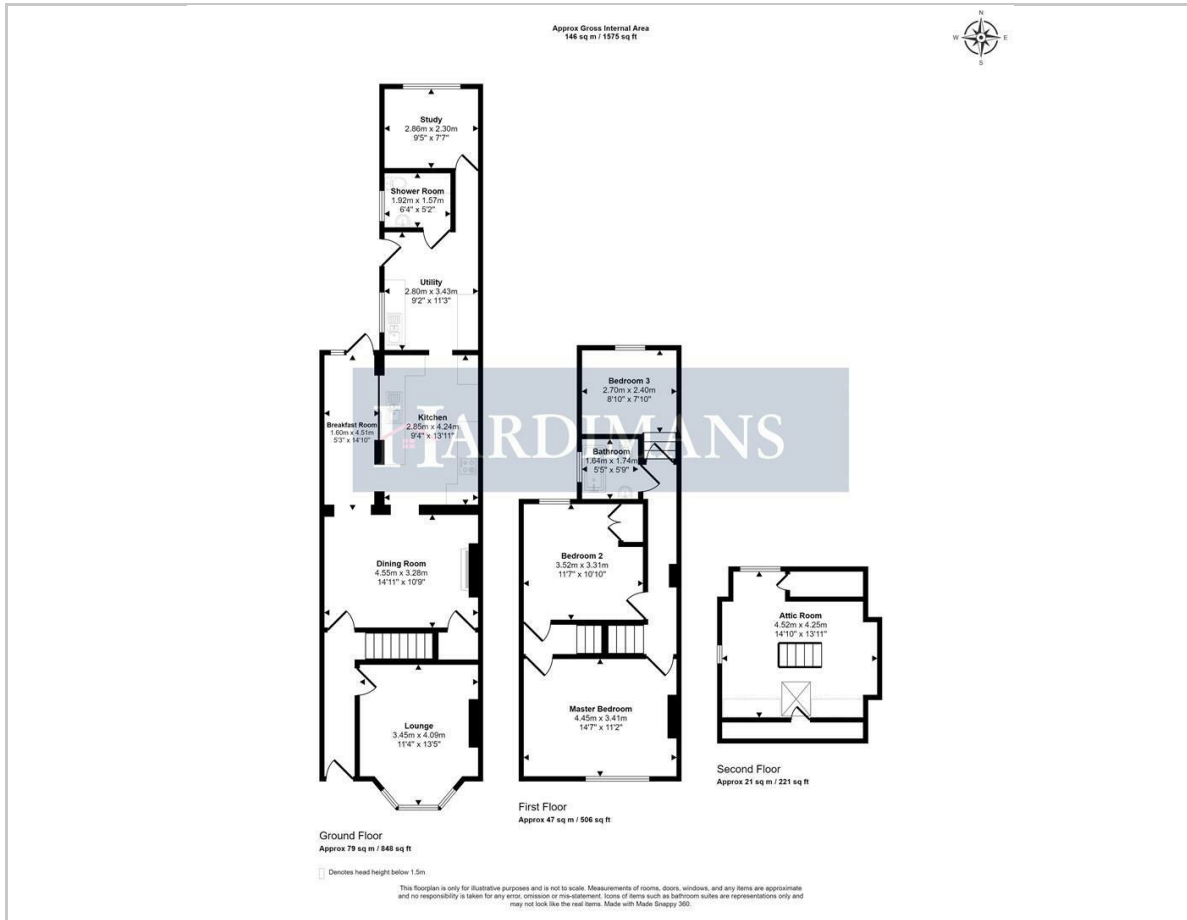
### **COUNCIL TAX BAND**

B





## Floor Plan

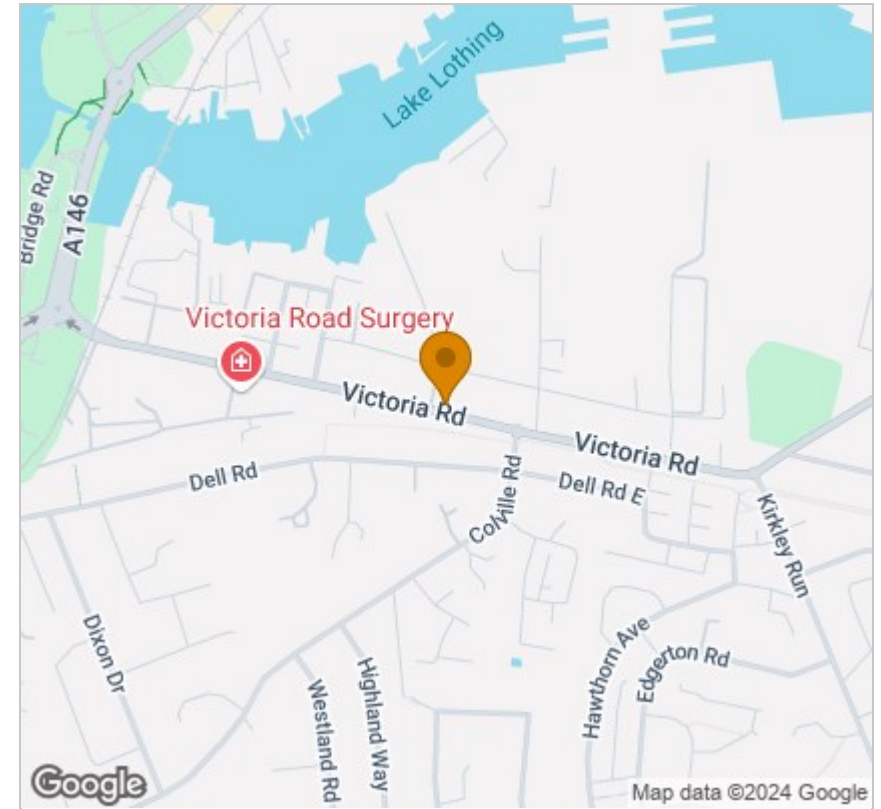


## Viewing

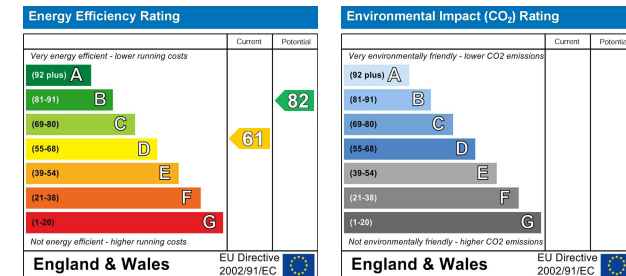
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## Area Map



## Energy Efficiency Graph



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