



Rock Road, Lowestoft - NR32 3NZ



Rock Road

Lowestoft

NO CHAIN. Situated in the heart of the picturesque OULTON BROAD locality with all local amenities and public transport on your door step, alongside the stunning Suffolk Broads and woodland walks all adding to the setting of this DETACHED BUNGALOW. Benefitting from a FULL RENOVATION finishing in June 2025, this well presented and well-lit property offers a PORCH ENTRANCE leading to a 16' DUAL ASPECT SITTING ROOM with space for a dining room suite, and TWO BEDROOMS. Part of the renovation included a brand new HEATING SYSTEM and electrics as well as a newly fitted SHOWER ROOM and KITCHEN with INTEGRATED APPLIANCES where a CONSERVATORY/UTILITY AREA can be found at the rear. Externally, the property offers a mature front and rear garden, all FULLY ENCLOSED with OUTBUILDINGS and a DETACHED BRICK GARAGE to the very rear with OFF ROAD PARKING coming from a track mat at the rear from Clarkson Road. 14 Solar panels are also in place with a feed in tariff.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- No Chain
- Fully Renovated 2025
- 16' Dual Aspect Sitting Room
- Kitchen With Integrated Appliances
- Two Bedrooms
- Fully Enclosed Rear Garden With Outbuildings
- Brick Garage & Off Road Parking To The Rear
- All New Carpets Throughout With Karndean Flooring In Bathroom & Kitchen.

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 street where a low level brick wall opens through an iron swinging gate to take you through a well presented yet low maintenance frontage, housing multiple mature shrubs and flowering plants where a flagstone walkway takes you towards the front door.

THE GRAND TOUR

Once inside, a separate porch entrance allows the perfect place to slip off coats and shoes before heading indoors whilst all newly laid carpets line the floors through the central hallway and beyond. Immediately turning to your left, you will find yourself within the 16' dual aspect sitting room with large uPVC double glazed windows to the front of the home allowing natural light to fill every corner of the room. A newly fitted radiator can be found at each end of the space whilst the flooring due to its large size and conventional style allows for a potential choice of layouts of both a sitting and dining room suite. Sitting on the adjacent side of the hallway is the smaller of the bedrooms with a front facing aspect and newly fitted radiator sat below the window. This space has been freshly decorated just like the rest of the home and could easily accommodate a single bed with additional storage solutions. The larger of the bedrooms sits at the very rear of the property at the end of the hallway - this space overlooks the rear gardens and also boasts a built in floor to ceiling wardrobe. This room is more than large enough to house a double bed with additional soft furnishings. Sat between the bedrooms is the recently installed shower room complete with attractive floor to ceiling modern tiling and a walk in shower unit featuring rainfall shower head with vanity storage and heated towel rail.

Sat opposite the bathroom is the newly installed kitchen with a mixture of wall and base mounted storage units which in turn give way to integrated appliances which include an oven and hob with extraction above plus dishwasher with space left for a standalone fridge/freezer and extra breakfast bar worktop space and near floor to ceiling built in cupboard currently housing the newly installed boiler. Just off from the kitchen is a versatile conservatory and utility area - an extension of the kitchen worktop offers space for additional storage while plumbing is found below suitable for a washing machine and tumble dryer with access door taking you to the rear garden.

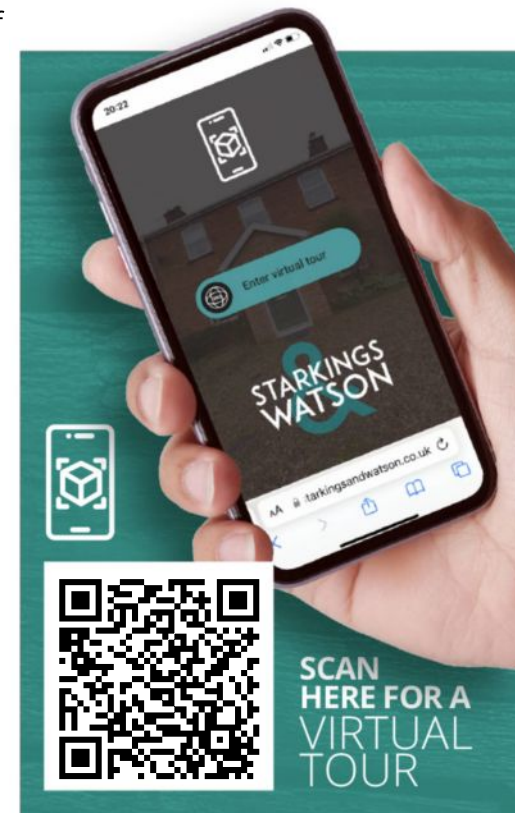
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VIRTUAL TOUR

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



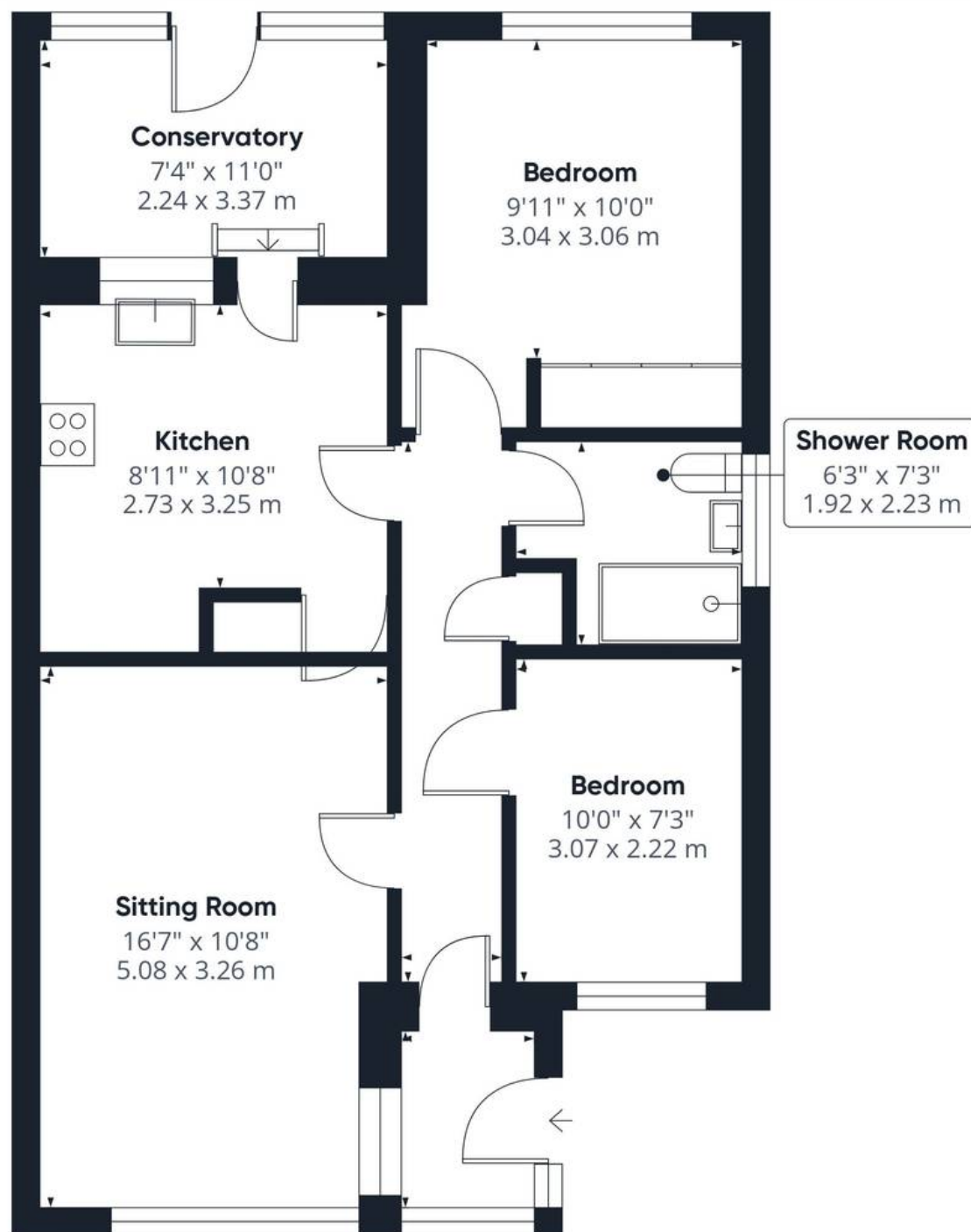




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing and offers a vibrant space fit with multiple mature and flowering shrubs and borders with raised rockery planting areas and shingle frontage taking you towards the rear of the property. At the very rear a timber storage shed can be found with access to the garage sat just next door. Being larger than average, this space could easily accommodate a car with the timber storage space offering the opportunity to be removed to offer additional off road parking.





Approximate total area⁽¹⁾

698 ft²

64.8 m²

(1) Excluding balconies and terraces

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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