



The Old Vicarage Station Road, Lowestoft, Suffolk, NR32 4QF

Guide Price £450,000

- ARTS & CRAFTS
- 5 / 6 BEDROOMS
- CLOSE TO THE BEACH
- SPACIOUS LIVING
- OPEN FIRES
- LAWN GARDEN
- ORIGINAL FEATURES
- 3 RECEPTIONS
- GARAGE & DRIVEWAY

This EXTRAORDINARY 'Arts & Crafts' period property has MANY original features & offers a wealth of SPACE & OPPORTUNITY... With over 3000 sqft over 3 floors of VERSATILE LIVING both inside & out, this HOME BOASTS original fixtures & fittings such as decorative tiling, cast iron & stone fireplaces, stained glass & leaded light windows, Victorian radiators & your own VINERY. Not forgetting a GENEROUS timber CABIN that offers INDEPENDENT living whether work, rest or play.

Set in North Lowestoft, a short distance to the town centre, within close proximity of the East Coast beach, Sparrows Nest Park, a number eateries & other leisure facilities. Local public transport links whether by road or rail to nearby towns & further afield.

VIEWING is HIGHLY RECOMMENDED.... CALL US 01502 576840



Council Tax Band: E



ENTRANCE RECEPTION

Stepping inside the reception you'll feel an automatic of sense of HOME... With doors to leading to various rooms, the first floor and outside. Decorative tiled flooring, ornate, original stained leaded glass window, radiator, power points; opening leads to...

CLOAKROOM / WC

Classic suite comprises a basin & high cistern WC; tiled flooring, window and radiator.

UTILITY ROOM

1.86m x 1.58m (6'1" x 5'2")
Modern wall and base units with worktop and space / plumbing for your chosen appliances; vinyl flooring and power points.

FRONT ROOM

4.34m x 3.54m (14'2" x 11'7")
At the front of the home; fitted carpet, leaded glass with secondary glazing, radiator, power points and original cast iron open fireplace. Double doors open into...

REAR ROOM

6.59m x 3.62 (21'7" x 11'10")
Extended lounge offers a cosy affair yet space... Parquet flooring, uPVC double glazed windows, radiator, TV, power points and a cast iron open fire with surround & mantel; double doors open out onto the patio.

DINING ROOM

4.37m x 3.67m (14'4" x 12'0")
Whilst giving space for every meal time the fireplace with stone surround demands attention. Wooden flooring, window, radiator, wall lighting and power points; double doors into the Vinery and opening into...

KITCHEN / BREAKFAST ROOM

6.23m x 1.99m (20'5" x 6'6")
Wall and base units with worktop, breakfast / coffee bar area, inset sink / drainer, built-in dishwasher, Rangemaster dual fuel oven with extractor fan over and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed windows. power points and part glazed door out to the side driveway.

VINERY / SUN ROOM

3.35m x 2.24m (10'11" x 7'4")
Sun room enjoys views of the garden and a fabulous grapevine. Tiled flooring, single glazed windows and roof.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to various rooms whilst the stairs continue to the 2nd floor. Fitted carpet, uPVC double glazed window.

BEDROOM 1

4.87m x 3.61m (15'11" x 11'10")
Overlooking the rear garden this double bedroom has fitted carpet, uPVC double glazed window, radiator and TV / power points.

BEDROOM 2

4.27m x 3.65m (14'0" x 11'11")
At the front of the home this double bedroom has fitted carpet, single glazed window with secondary glazing, radiator, TV / power points and vanity unit with inset basin.

BEDROOM 3

4.37m x 3.02m (14'4" x 9'10")
Double bedroom with fitted carpet, single glazed window with secondary glazing, radiator, TV and power points.

BEDROOM 4

3.03m x 5.30m < 3.67m (9'11" x 17'4" < 12'0")
At the rear of the home this double bedroom has fitted carpet, uPVC double glazed window, radiator, TV / power points and cast iron fireplace with tiled surround.

STORAGE / STUDY

4.34m x 1.99m (14'2" x 6'6")
Handy room however you choose to use, fitted carpet, single glazed window with secondary glazing, radiator and TV / power points.

BATHROOM

2.74m x 2.09m (8'11" x 6'10")
4 piece modern suite comprises vanity unit with inset basin & courtesy mirror, WC, free standing bath and corner shower cubicle. Tiled flooring, single glazed windows, heated towel rail and shaver point.

SECOND FLOOR LANDING

Carpeted stairs up to the second floor and doors to further bedrooms and the...

ATTIC ROOM

3.83m x 2.67m (12'6" x 8'9")

Plenty of space to store and hide!

BEDROOM 5

3.25m x 2.72m (10'7" x 8'11")

Double bedroom with double aspect; fitted carpet, radiator and power points.

BEDROOM 6

5.30m x 3.63m < 2.70m (17'4" 11'10" < 8'10")

L-shape room has a slight height restriction; fitted carpeted, Velux windows, radiator and power point.

OUTSIDE

Low maintenance shingle frontage and driveway providing off road parking for 3 / 4 vehicles. Pedestrian access to the rear garden with intercom to the GARDEN ROOM. Laid to lawn rear garden has something for everyone; relax and take in the sun on the raised patio area or nurture your home grown in the greenhouse. Borders filled with various plants, flowers, shrubs and inset fruit trees. Further section with artificial grass and a covered area whether for entertaining or storage and the chicken coup speaks for itself.

GARDEN CABIN PROVIDES OPPORTUNITY

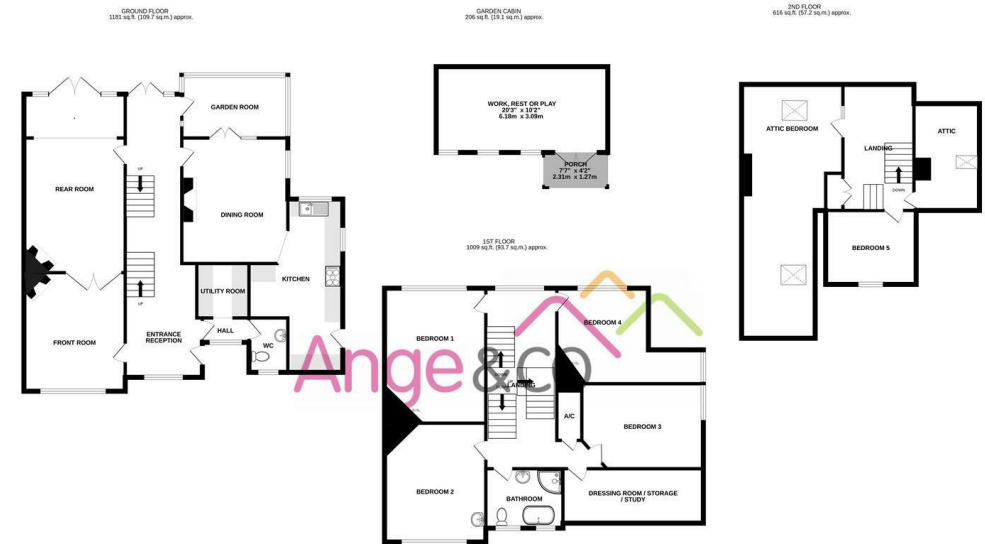
3.16m x 3.09m (10'4" x 10'1")

Timber purpose built cabin offers opportunity whether work, rest or play and even independent living. Fully insulated with lighting, power, windows and intercom to the side pedestrian gate.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

ENERGY PERFORMANCE - RATING E



THE OLD VICARAGE, STATION ROAD, LOWESTOFT, NR32 4QF

TOTAL FLOOR AREA : 3012 sq.ft. (279.8 sq.m.) approx.

Whilst 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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