

£895,000
Asking Price



Romany Road

Lowestoft, NR32 3PJ

- A RARE OPPURTUNITY
- SOUGHT AFTER OULTON BROAD LOCATION
- OFFERED CHAIN FREE
- LARGE DRIVEWAY WITH SPACE FOR BOAT/CARAVAN
- OFSTEAD OUTSTANDING SCHOOLS
- CLOSE TO TRANSPORT LINKS AND THE BROADS
- GENEROUS PLOT WITH ANNEXE OPPURTUNITY
- 4/5 DOUBLE BEDROOMS
- ORIGINAL FEATURES THROUGHOUT
- LANDSCAPED SOUTH FACING REAR GARDEN

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**PAUL
HUBBARD**



Location

This stunning detached 4/5 bedroom family home is situated in the heart of sought after Oulton Broad, close to local amenities and public transport links. Oulton Broad boasts one of the best inland waterways in the UK. Just a stones 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

A welcoming entrance hall with stained glass window and door to the front aspect, original restored wood flooring, stairs leading to the first floor landing and doors opening to a continued hall, lounge and utility room.

Utility Room

11'1" x 9'6"

Timber double glazed window to the front aspect, double doors to the side aspect opening into the rear garden, tile flooring, built in storage cupboard, solid wood work surface with inset ceramic butler sink and space below for a washing machine and tumble dryer.

Lounge

33'5" max x 13'9" into bay

A spacious reception room with x2 timber double glazed bay windows to the rear, a side window and French doors opening into the rear garden. Original restored wood flooring, a log burner and a feature fireplace with the facility for a gas fire.

Hallway

Solid wood flooring with doors opening to the WC/shower room and main living area.

WC/Shower Room

11'1" max x 6'6"

Timber double glazed window to the front garden, tiled flooring with under floor heating throughout, toilet, pedestal hand wash basin, a mains fed shower and built in cupboard housing the gas boiler and heating system.

Main Living Area

37'8" x 15'1"

The hub of the home, located on the East side of the property, features a stunning open plan kitchen/breakfast area, dining and lounge area, tiled throughout with underfloor heating and a high vaulted roof benefitting from natural light.





Kitchen/Breakfast Area

15'1" x 13'5"

A modern kitchen/breakfast area consisting of timber double glazed windows, door opening to side access, a selection of units above and below, breakfast bar, composite work surfaces, integrated microwave, x2 dishwashers, x2 inset sink's, a water softener, a stainless steel extractor fan, Rangemaster gas oven and a double fridge/freezer.

Dining Area/Lounge/Sun Room

23'7" x 15'1"

Timber double glazed window on the East side with one set of French doors opening into the south facing rear garden and a second set to the West side, 2 Velux windows and an electric fan.



First Floor Landing

Timber double glazed window to the front, original restored wooden floorboards, stairs leading to the second floor (bedroom 1) and doors opening to a continued hallway, family bathroom and bedrooms 2-3.

Family Bathroom

11'1" x 9'6"

Timber double glazed window to the West side, linoleum flooring throughout, original cast iron feature fireplace, heated towel rail, wall mounted hand wash basin, bidet, toilet, freestanding roll top bath, built in shelving and a mains fed shower enclosed within a tile and glass cubicle.



Bedroom 2

16'8" x 11'9"

Timber double glazed windows to the South side and one to the West. A original cast iron feature fireplace, carpet flooring throughout and doors opening into the entrance hall and continued hallway.

Bedroom 3

16'0" x 11'9"

Timber double glazed windows to the rear, south and east side, original cast iron feature fireplace and carpet flooring.



Hall

Carpet flooring and doors opening to bedroom 2, bedroom 4/dressing room and the mezzanine.

Bedroom 4/Dressing Room

11'9" max x 6'10"

Currently being used as a dressing room but has the potential of a 4th bedroom, comprising of a timber double glazed window to the front, carpet flooring, vanity unit with inset hand wash basin, built in shelves and wardrobes.





Mezzanine/Study/ Bedroom 5

18'0" x 15'5"

A stunning mezzanine being used as a study but has the potential of a 5th bedroom, consisting of timber double glazed windows to the North and East side, carpet flooring and stunning views of the garden from the balcony.

Stairs Leading To The Top Floor

Bedroom 1

22'11" max x 19'4" max

A spacious master bedroom with timber double glazed windows to the North and East side, double doors South facing to the balcony, carpet flooring, eaves storage areas and a door to an en-suite bathroom.

En-suite

11'1" x 9'6"

Velux window to the North side, Timber double glazed windows to the side, original restored wooden floorboards, eaves storage, freestanding roll top bath and a mains fed shower enclosed within a glass cubicle.

Outside

To the front of the property a sweeping shingle driveway provide off road parking for multiple vehicles and leads up to the garage, the main entrance door, level timber gates to the rear garden and a landscaped front garden.



To the rear of the property a fully enclosed and sizeable south facing landscaped laid lawn garden with patio seating area, timber garden shed and timber pergola.

Double Storey Garage

25'11" x 14'9"

A separate 2 story garage with 2 sets of double doors opening to the front and rear, light and power and double glazed windows inside. On the ground floor ample storage space, a workshop area, space for appliances, a shower room and stairs lead to the 1st floor which comprises of a carpeted area suitable to be used as an office, garden room or separate annex living, featuring eaves storage, radiators, Velux windows and a stable door.

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.









TOTAL FLOOR AREA : 4064 sq.ft. (377.6 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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Tenure: Freehold
Council Tax Band: F
EPC Rating: C71
Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	