

**Aldreds**  
Estate Agents



100 Yarmouth Road, Lowestoft, NR32 4AQ

Asking Price £750,000



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# 100 Yarmouth Road , Lowestoft, NR32 4AQ

- Sought After North Lowestoft Location
- Large Frontage With Turning Point
- Very Well Extended
- 3 Reception Rooms
- Quality Fixtures & Fittings
- Approximately 1/3 Acre Of Lawned Gardens
- Presented To An immaculate Standard Throughout
- Detached Games Room/Bar
- 5 Spacious Bedrooms
- Early Viewing Strongly Advised

Aldreds are delighted to offer this exceptional five-bedroom executive detached home, located in one of North Lowestoft's most desirable areas, within walking distance of Gunton Woods and the beach. The current owners have significantly enhanced the property to an outstanding standard throughout, showcasing high-quality fixtures and fittings alongside immaculate presentation. Set on approximately one-third of an acre, the property boasts beautifully maintained lawned gardens and a substantial frontage providing ample off-road parking. Further enhancing this impressive home is a detached brick-built games room/bar, featuring bi-folding doors that open directly onto the gardens — ideal for entertaining and family enjoyment. This truly outstanding family home must be viewed to be fully appreciated, and early viewing is highly recommended.



## Entrance Porch

Terracotta tiled flooring, victorian style radiator, Upvc window, stained glass entrance door, 4 double storage/cloak cupboards.

## Wide Entrance Hall

Karndean flooring, central archway, power points, double fitted storage cupboard, galleried staircase off to the first floor, victorian style radiator, under stair storage cupboard.

## Main Lounge 11'6" x 20'9" (3.51 x 6.34)

Fitted carpet, double aspect Upvc windows, radiators, T.V point, power points, Feature Fireplace.

## Sitting Room 11'6" x 10'8" (3.51 x 3.27)

Fitted carpet, coved ceiling, double aspect Upvc windows, victorian style radiator, T.V point, power points, 2 full length storage cupboards.





### Cloakroom

Karndean flooring, cloakroom suite comprising of a vanity sink unit, low level W.C, victorian style radiator, tiled splash backs, extractor fan, stained glass window.

### Formal Dining Room 15'9" x 14'1" (4.82 x 4.31)

Karndean flooring, double aspect Upvc windows, including large aspect doors leading out to the rear garden, vaulted ceiling with inset skylight, victorian style radiators, power points, ample space for family size dining table and chairs.

### Kitchen/Breakfast Room 18'2" x 20'3" (max l-shaped (5.54m x 6.17m (max l-shaped)

Timber effect vinyl flooring, range of fitted kitchen units, extended work surfaces, matching splash backs, recess and plumbing for dishwasher, 1-1/2 bowl ceramic sink with single drainer, eye level double oven, four burner ceramic hob, enclosed extraction cooker hood, ample space for dining table and chairs, vaulted ceiling with inset skylights, spotlighting, radiators, power points. Upvc windows.

### Directions

Yarmouth Road Is Situated Within North Lowestoff Post Code For Sat Nav NR32 4AQ



### Utility Room

Timber effect vinyl flooring, recess for white goods, full length double cupboard.

### First Floor

There is a central galleried landing with galleried staircase leading off to the second floor.

### Master Bedroom 11'5" x 20'5" (3.50 x 6.23)

Fitted carpet, vaulted ceiling, large aspect Upvc window, inset skylights, T.V point, power points, radiator.

### Walk In Dressing Room 7'0" x 11'5" (2.15 x 3.5)

Fitted carpet, full range of hanging rails, Upvc window, built in shelving and drawers.

### En-Suite Shower Room

Laminate flooring, shower suite comprising of a vanity sink unit, low level W.C, PVC panelled shower cubicle, Upvc window, extractor fan.

### Bedroom 2 11'1" x 11'6" (3.38 x 3.51)

Fitted carpet, Upvc window, radiator, power points.

### Bedroom 3 11'10" x 11'3" (3.63 x 3.45)

Fitted carpet, double aspect Upvc windows, power points, radiator, T.V point.

### Bedroom 4 11'10" x 8'11" (3.62 x 2.73)

Fitted carpet, power points, radiator, double aspect Upvc windows, full range of fitted wardrobes.

### Family Bathroom

Ceramic tiled flooring, modern bathroom suite comprising of a shower set over a panel bath, pedestal sink unit, low level W.C, victorian style towel rail radiator, inset spotlighting, half tiled walls.

### Second Floor

Galleried landing, large aspect window, galleried staircase.

### Bedroom 5 17'8" x 11'5" (5.39 x 3.49)

Fitted carpet, large double aspect skylight windows, radiator, inset spotlighting, power points, eaves storage cupboards.

### En-Suite Shower Room

Tiled effect vinyl flooring, shower suite comprising of a double width shower cubicle, low level W.C, vanity sink unit, radiator, tiled splash backs, skylight window.

### Outside To The Front

There is a large beautifully maintained frontage which is laid to lawn, full range of mature trees and shrubs, sweeping stone driveway with an end turning point providing ample off road parking for a variety of vehicles, all enclosed by low level walls and fencing. There is an integral garage with remote operated opening doors.

### Outside To The Rear

There is approximately 1/4 acre of beautifully maintained lawned gardens, large patio seating area, full range of flowers, shrubs and trees, with a very private rear and side aspect, all enclosed by high fencing. Further stoned seating area leading to a raised decking area, further side garden which is laid to shingle with rear access leading to the oversized garage.

### Garage 28'6" x 11'7" (8.7 x 3.54)

### Detached Games Room/ Bar 18'11" x 25'6" (5.77 x 7.79 )

Luxury vinyl flooring, flat plastered ceiling with inset spotlighting, large aspect Bi-folding doors leading out to the rear garden, bar area with shelving, power points, T.V point. The room provides ample space for relaxing, entertaining and also exercising.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

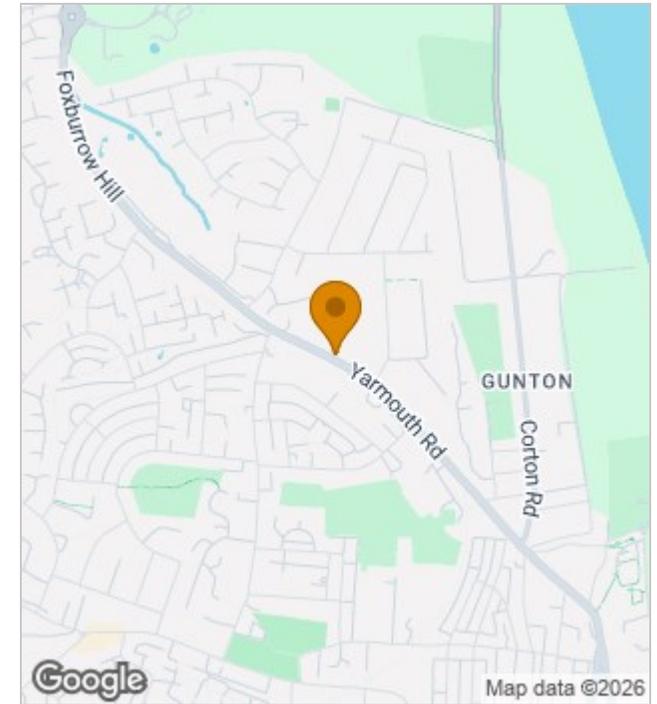
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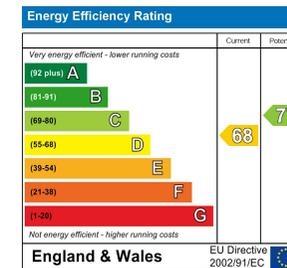
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA