



54 Yarmouth Road
Lowestoft | Suffolk | NR32 4AG

FINE & COUNTRY

SEAS THE DAY!



“In a highly desirable area, two minutes from the beach yet part of a year-round community, this recently renovated home sits in a wonderful position.

From here, you can walk to the beach, the heath, schools, shops, the train station and more, yet back at home, you’re lovely and private, with a large and secluded garden.

A superb home that works at every stage of family life, it’s sociable, welcoming, comfortable and impressive.

Don’t miss your chance to make it your own!”



KEY FEATURES

- A Beautifully Renovated & Extended Property, which has been finished to an Extremely High Standard
- Four/Five Large Double Bedrooms – Two of which benefit from En-Suites and Balconies
- Bright, Spacious Kitchen with Under Floor Heating and Separate Laundry Room
- Large Open Plan Living and Dining room – Perfect for those who Enjoy Entertaining
- First Floor Large Landing Area used as a Family Room/Snug
- Generous Sized Private Rear Garden with Patio
- Large Driveway and Parking Area for Numerous Vehicles
- The Accommodation extends to 3,076sq.ft
- Energy Rating: C

Lovingly renovated and extended by the current owners, this is a stylish property and offers a very warm welcome. Both practical and attractive, it's spacious and light throughout, with a balance of open plan sociable spaces and quiet areas. It's a house that works effortlessly for modern lifestyles, whether you have toddlers or teenagers, children or grandchildren. It's perfect for social occasions too – and being so close to the coast is a true delight.

Beautifully Bespoke, Flawlessly Finished

The house can be found in one of the town's most desirable and prestigious areas, a street of spacious and handsome properties, predominantly from the 1920s and 1930s. This began life as a rather more modest home and when the owners saw it, they spotted the potential straight away and snapped it up. It took two years of hard work before they could move in and they have continued to improve it since, so the whole house has a very tasteful and high-end finish. This has been their first home together and during their years here they have married and started a family. It's been a very happy home and perhaps it's this that gives it such a lovely warm and welcoming feel.

Explore Inside

Make your way down the road and turn into the large driveway, with parking for a good number of cars. You'll see the original part of the house before you – when you step inside you'll find a useful lobby to one side, to keep your coats and shoes neatly stowed away, with a shower room beyond this. To the other side is the original sitting room, a charming and versatile space with a period fireplace and built-in storage. This is a great snug, study or guest bedroom.





KEY FEATURES

Moving through the well-proportioned central hall, double doors lead to the kitchen on one side and reception room on the other. The kitchen is stunning, with a large central island, room for a sofa and doors to the garden. It also flows into a laundry room and has double doors to the dining part of the reception room. The latter is a massive room that very easily accommodates both seating and dining. This whole part of the house has underfloor heating, with a log burner in the sitting room, so it's wonderfully cosy in winter. In summer you can open the bifolds in the dining room and French doors in the kitchen and spill out onto the patio, where you'll find an outdoor kitchen. It comes as no surprise to find that the owners love entertaining and have designed the house to work brilliantly for this. Upstairs, all four bedrooms are a good size. Two have en-suites (one with a rather luxurious walk-in wardrobe) and the other two share a stylish bathroom with a freestanding bath and walk-in shower. The landing on the first floor is set up as a family room – the owners read up here with the log burner crackling away on winter evenings, while their children use it as a playroom in the day, so it's a great feature that enhances the flexibility of the property.

Tucked Away In Town

Outside, as well as the large patio, you have a long lawn where children can play, with a summerhouse for the adults and play area for the children. It's totally private out here, screened from the neighbours on either side by mature trees and with bungalows beyond the end of the garden. It's also somewhere that gets a lot of sun. Beyond the property, the beach awaits – imagine being able to walk your dog here every day, or go for your morning run along the sand as the tide goes out. It's heaven for little ones too. One of the things the owners will most miss about living here is the ease of access – hop in the car and you can be in Norwich in 30 minutes, or playing golf, walking on the heath, or at the station all within a short drive. What's more, you can walk into town, to the local schools, to the local shops and even to the bigger supermarkets, so if you don't drive, or you share a car, that's no problem at all. Teenagers will love being able to call for friends and enjoy plenty of independence – and parents will be relieved not to be called upon for a taxi service!

























INFORMATION



On The Doorstep

Lowestoft is Suffolk's second largest town (second to Ipswich). The town contains a variety of business and residential areas, with the main shopping centre lying just to the north and the award-winning Blue Flag beaches to the south. There are two piers in Lowestoft, The South Pier situated on Lowestoft Harbour and The Claremont Pier closer to the beautiful South Beach. Lowestoft railway station is centrally placed within the town, within walking distance of the beach, and provides services to London Liverpool Street via Ipswich on the East Suffolk Line. Services also run to Norwich along the Wherry Line.

How Far Is It To?

To the south is the popular seaside tourist town of Southwold. All the attractions of the working lighthouse, beach huts, award winning pier, busy harbour, cliff top cannon and of course the beach, combine to make Southwold a quintessentially English resort town. To the northwest is Norwich, which has a large array of cultural and leisure facilities nearby, including shopping centres, bars, restaurants, theatres and cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads.

Directions - Please Scan QR Code Below

Leave Beccles, heading east on the A146. Upon reaching the first roundabout in Carlton Colville, take the 1st exit towards Oulton Broad and continue on this road. At the next roundabout take the first exit and continue through Oulton Broad. At the next mini roundabout take the 2nd exit and continue along this road and over the train lines and when you reach the next roundabout, take the 2nd exit onto Normanston Drive, at the next round about take the second exit on to Fir Lane and at the next roundabout take the 2nd exit onto Oulton Road. Follow this road to the next roundabout and then take the 1st exit left onto Hollingsworth Road. Take the right turn onto Harris Avenue and then turn left at the Junction onto Yarmouth Road. The property will be almost immediately on your right.

Services, District Council and Tenure

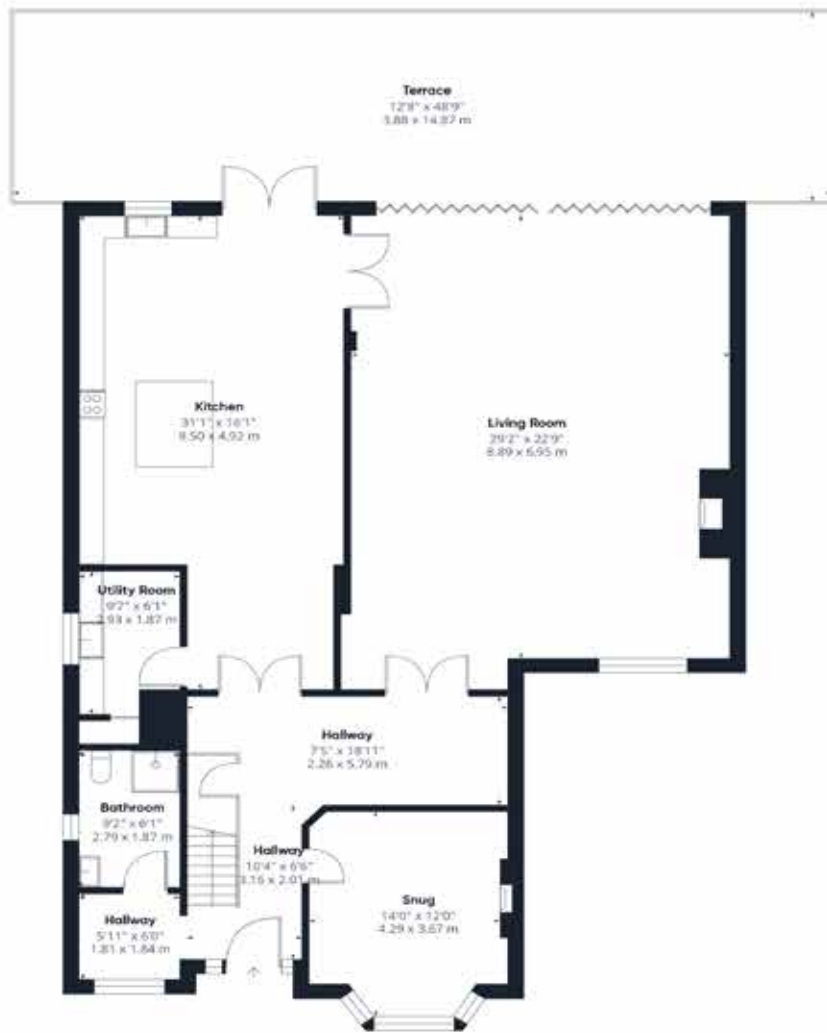
Gas Central Heating; Part Radiators, Part Underfloor Heating. Mains Drains
Full Fibre Broadband Available - FTTP - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

East Suffolk Council; Council Tax Band D





Ground Floor



First Floor

Approximate total area⁽¹⁾

2886 ft²
268 m²

Balconies and terraces

612 ft²
56.9 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.

DIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		84
(91-93)	B		
(81-90)	C	78	
(65-80)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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