



Sandringham Road, Lowestoft - NR32 2BU



Sandringham Road

Lowestoft

VERSATILE and UNIQUE, this DETACHED 18TH CENTURY FAMILY HOME offers over 1,710 SQ. FT (STMS) of CHARACTERFUL LIVING ACCOMMODATION, beautifully blending period features with modern touches. RECENTLY UPGRADED with ALL WINDOWS, DOORS and GUTTERS REPLACED IN 2025, this inviting property welcomes you from a practical ENTRANCE LOBBY/UTILITY ROOM, with a handy two-piece W.C, perfect for guests. The heart of the home is the 18' DUAL ASPECT KITCHEN/DINING ROOM, boasting UNDERFLOOR HEATING and ample space for entertaining or family meals, while the COSY SITTING ROOM, complete with a WOOD BURNER, offers a perfect retreat for relaxing evenings. The versatile DINING ROOM offers FRENCH DOORS opening directly onto the garden, seamlessly connecting indoor and outdoor living. Upstairs, THREE WELL PROPORTIONED BEDROOMS open from the landing, all served by a spacious FOUR PIECE FAMILY BATHROOM including a separate shower and bath.



The thoughtfully converted loft provides TWO ADDITIONAL BEDROOMS, ideal for guests, a home office, or hobbies, ensuring this home adapts to your needs with ease.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached 18th Century Character Home
- All Windows, Doors & Gutters Replaced in 2025
- Entrance Lobby/ Utility Room With Two Piece W.C
- Cosy Sitting Room With A Wood Burner
- Versatile Dining Room With French Doors Opening To The Garden
- 18' Dual Aspect Kitchen/ Dining Room With Underfloor Heating
- 4/5 Bedrooms Over Two Floors
- Private & Enclosed Front & Rear Gardens

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

Set back from the road, the property boasts a securely enclosed frontage where double wrought-iron gates open onto a substantial brick weave patio. This low maintenance space is beautifully framed by an abundance of greenery from a variety of potted plants, with the main entrance neatly positioned at the front of the home.

THE GRAND TOUR

Stepping inside, you are welcomed into a practical entrance lobby that offers great versatility for a variety of uses, complete with fitted shelving and integrated storage. In addition, handy under counter plumbing for both a washing machine and a tumble dryer is available, this space also features a convenient two piece W.C, perfect for guests. From here, the accommodation leads through to the heart of the home, the impressive 18' dual aspect kitchen and dining room. This bright space features tiled flooring with cosy underfloor heating, ideal for the winter months and offers ample room for a formal dining table, complemented by a useful corner pantry cupboard. The kitchen itself is equipped with a plentiful range of storage units, with beautiful wood worktops wrapping around to provide excellent preparation space. There is room for a 'range style' cooker, under counter plumbing for a dishwasher and a classic butler sink with a mixer tap positioned beneath the window, while skimmed ceilings and inset LED spotlights ensure the entire area is perfectly illuminated. Adjacent, the sitting room features continued tiled flooring, offering a warm and inviting space for a variety of soft furnishing layouts centred around a charming freestanding wood burner. An internal door leads through to a separate dining room finished with wood effect flooring. While currently utilised as a home office and gym setup, this flexible room could comfortably house a large formal dining table and is bathed in natural light from French doors that open directly onto the garden.

Tucked into the corner of the kitchen, a rear lobby features a traditional stable door opening to the garden, alongside stairs rising to the first floor.

Arriving on the first floor landing, wood flooring runs underfoot and useful integrated storage is neatly tucked beneath the second floor staircase. From here, doors open to three well proportioned bedrooms. This includes two substantial double rooms, one of which benefits from both fitted and integrated wardrobes and a final, well sized single bedroom. Serving all bedrooms is a contemporary four piece family bathroom, boasting a separate walk in shower cubicle, a panelled bath and tiled flooring.

Ascending to the second floor landing, you are greeted by the final two bedrooms, which offer exceptional flexibility. These spaces could ideally serve as a main bedroom suite complete with a dedicated dressing room, or alternatively as two separate double bedrooms. Both rooms boast part vaulted ceilings, hard flooring underfoot and ample space for large double beds and freestanding storage furniture.

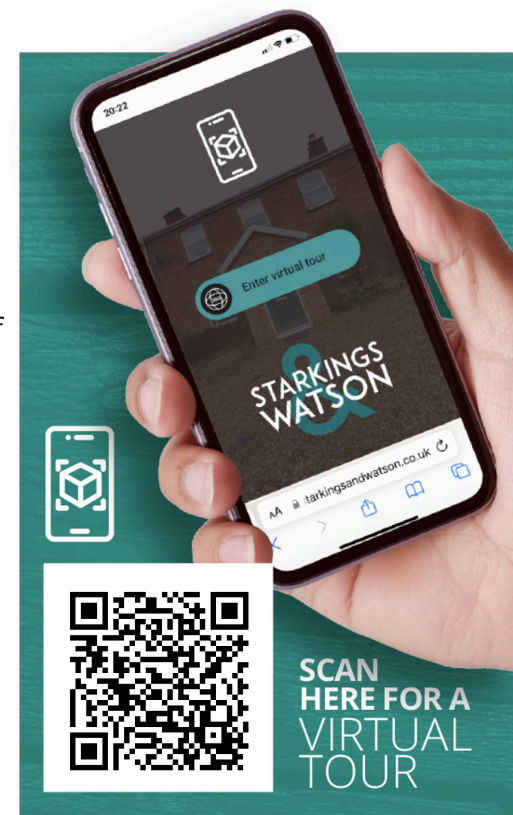
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, you are welcomed onto a generous brick weave patio that offers the perfect space for outdoor furniture, making it ideal for relaxing and entertaining during the warmer summer months. The remainder of the garden is predominantly laid to lawn, fully enclosed by a combination of timber panel fencing and brick walling to provide a secure and private retreat. A practical timber storage shed sits neatly in the corner, while convenient side access leads directly back to the front of the property.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1715 ft²

159.1 m²

Reduced headroom

82 ft²

7.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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