



## 20 Romany Road

, Lowestoft, NR32 3PJ

Guide Price £695,000



This impressive 4/5 bedroom property is set over two floors and combines characterful features with modern living. Boasting stunning wood beam details throughout, the home offers spacious and versatile accommodation, including a beautiful open-plan kitchen and dining area alongside a comfortable sitting room. The master bedroom benefits from a dressing room and en-suite, while two further bedrooms also enjoy en-suite facilities. Externally, the property features a south-facing garden, swimming pool, and an outer house ideal for a games room and changing facilities. Situated in the highly desirable Oulton Broad location, this is a home not to be missed.





Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's 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

Timber frame entrance door & double glazed windows to the front aspect, laminate flooring, feature oak beams & staircase, spotlights and doors opening to all internal rooms.

Kitchen/ diner 25'8" max x 23'9" max (7.83 max x 7.26 max)

A spacious and versatile open-plan area, ideal for family living and entertaining. Featuring laminate flooring, spotlights, feature beams, dual aspect double glazed windows, x2 radiators, handmade oak kitchen, butler sink with mixer tap, granite work surfaces, Rangemaster style oven, large stainless steel extractor hood, central island with modern base units, inset stainless steel sink with mixer tap, fitted oak chopping block, feature pendant lighting, space for a wine fridge & dishwasher, breakfast bar with space for stools, built-in Bosch oven/ microwave, fitted Whirlpool coffee machine, integrated full size fridge & full size freezer and both a stable door & French doors opens out to the rear garden.

Sitting Room 19'3" x 18'0" (5.87 x 5.51)

Hardwood flooring, dual aspect double glazed windows, x2 radiators and a cast iron log burner with a decorative surround.

Study/ Bedroom 5 10'3" x 9'7" (3.14 x 2.93)

A versatile space currently utilised as a study, but perfect for a 5th bedroom if needed. Featuring hardwood flooring, double glazed window to the side aspect, radiator, fitted oak desk and units.

Bedroom 4 10'3" x 8'1" (3.13 x 2.47)

Hardwood flooring, double glazed window to the side aspect and a radiator.

Bathroom 10'3" x 7'5" (3.13 x 2.27)

Tile floors & walls, double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with hot & cold taps, built-in storage unit, extractor fan, tiled bath tub with mixer tap, a walk-in mains-fed shower both rainfall & handheld heads and a glass shower screen.

Built-in Storage Cupboard

A large cupboard perfect for storing coats & shoes.

Bedroom 2 14'6" x 11'2" (4.43 x 3.42)

Hardwood flooring, double glazed window to the rear aspect (overlooking the garden) radiator and a doorway opening to the en-suite shower room.

En-suite Shower Room 7'8" x 4'10" (2.34 x 1.49)

Tile floors & walls, double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with mixer tap and a walk-in mains-fed shower.

Stairs to the First Floor Landing

Handmade oak staircase & flooring, radiator, recessed lighting, Velux window, spotlights and doors opening to bedrooms 1-2.

Bedroom 1 23'3" max x 13'2" max (7.11 max x 4.02 max )

Fitted carpet, double glazed window to the rear aspect, feature oak beams, x2 radiators and an opening leads through the dressing room.

Dressing Room 13'9" x 11'1" (4.20 x 3.38)

Hardwood flooring, x2 Velux windows, fitted wardrobes, shelving & a dressing table, feature beams and a doorway opening leads through to the en-suite bathroom.

En-suite Bathroom 12'11" x 7'11" (3.96 x 2.42)

Hardwood flooring, double glazed obscure window to the front aspect, feature beams, Velux window, radiator, toilet, pedestal wash basin with mixer tap and a tiled bath tub with a mixer tap & a handheld shower attachment.

Bedroom 2 14'1" max x 12'6" max (4.31 max x 3.83 max)

Laminate flooring, double glazed window to the rear aspect (with garden views), spotlights and a door opening to the en-suite.

En-suite WC 7'6" x 3'9" (2.30 x 1.16)

Oak flooring, toilet, pedestal wash basin with mixer tap, tile splash backs and an eaves storage hatch.

Outside

To the front of the property is a generous driveway providing off-road parking for multiple vehicles, alongside a well-maintained lawn bordered by a variety of established plants and shrubs. A surrounding hedge enhances both privacy and curb appeal. Two gated side accesses lead through to the rear garden, in addition to access to the garage, while a pathway provides a direct approach to the main entrance.

A beautifully landscaped garden, mainly laid to lawn with a generous patio area ideal for outdoor dining and entertaining. There is a wide variety of established plants, shrubs and mature trees, creating a private and attractive setting. A stone pathway leads through the garden to the games room, while a heated swimming pool is complemented by a tiled terrace providing ample space for sun loungers.

Garage

A large space perfect for storage or parking with power, light, consumer unit, gas boiler, water cylinder, space for additional appliances if desired and double glazed window to the side aspect, large double doors opening to the front aspect.

Games Room

A spacious and versatile games room, perfect for a pool table or home gym. Large bi-fold doors to the front open fully, seamlessly blending indoor and outdoor living. Additional features include a double glazed window to the side, stone paved flooring, spotlights and multiple power points. Currently utilised as a games room/home gym, a door leads through to a WC fitted with tiled flooring, low level WC, pedestal wash basin with mixer tap, a double glazed obscure window to the side, and a further door providing access to the rear.

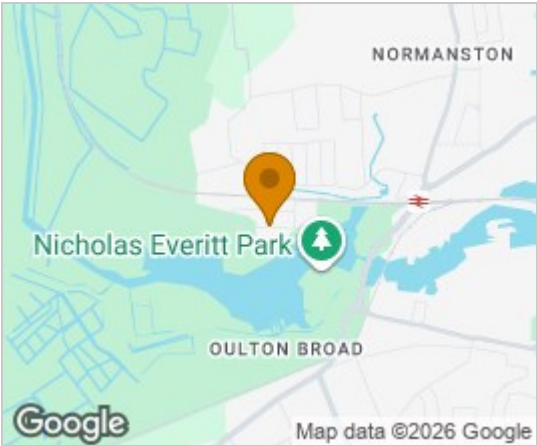
Pool House

The pool house is thoughtfully arranged into separate sections. A useful potting shed provides excellent storage for garden tools along with a small workshop area complete with shelving. The main pool room offers space for a table and chairs, creating a charming seating area that enjoys an open aspect onto the pool, ideal as a snug or relaxation space. There is also a kitchenette fitted with base units, a combination of laminate and timber work surfaces, space for a fridge, lighting and power points. To the side, a discreet area provides the perfect space for changing after use of the pool.

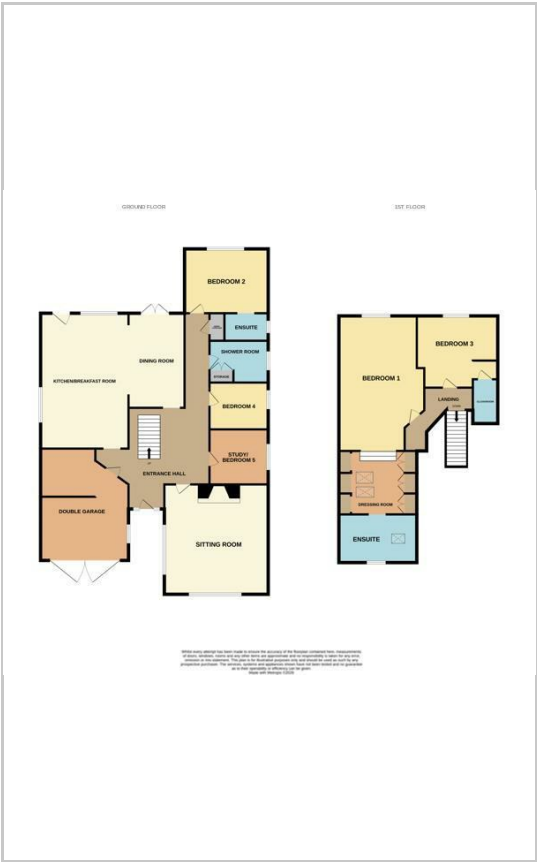
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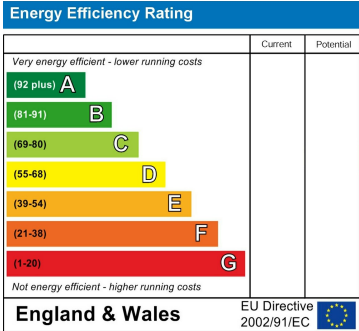
Area Map



Floor Plans



Energy Efficiency Graph



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