



177 Victoria Road, Lowestoft  
£265,000

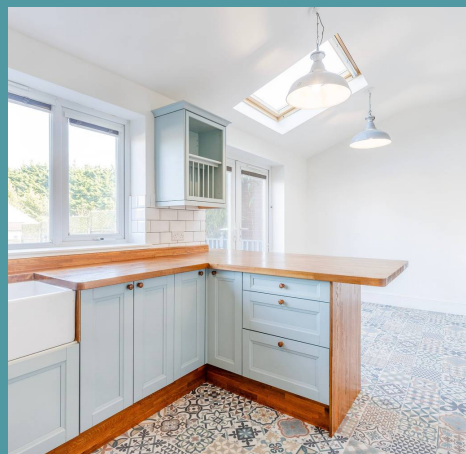
# 177 Victoria Road

## Oulton Broad

This impeccable four bedroom semi-detached house has been transformed into a stunning family home, fully refurbished to an exceptional standard, offering a seamless blend of contemporary design and comfort. Boasting an extension at the rear, this property exudes a sense of spaciousness and modernity. Don't miss the chance to make this exceptional residence your own and experience the epitome of refined living.

### LOCATION

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing, boating and walking as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Adjoining and within walking distance from the park is Carlton Marshes, a 151 hectare nature reserve managed by Suffolk Wildlife Trust, ideal for any nature lovers or avid walkers. Oulton Broad is well connected with 2 train stations offering direct services to Norwich and Ipswich.



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Upon entering this residence, you are immediately drawn to the inviting open-plan layout encompassing the kitchen, dining, and living area. This bright and airy space serves as the heart of the home, ideal for both entertaining guests and spending quality time with loved ones. The focal point of this room is the Hetas fitted log fire stove, adding warmth and character to the living space.

Across both floors you will find four well-proportioned bedrooms, providing ample living space for the entire family. The two brand new bathrooms offer both style and functionality, showcasing sleek finishes and contemporary fixtures for a touch of luxury.

One of the standout features of this property is the expansive garden extending over 40 metres (stms) at the rear. This outdoor space provides a blank canvas for landscaping enthusiasts and offers endless possibilities for outdoor activities or relaxation. With rear vehicle access and a driveway at the front, convenience and practicality are at the forefront, making it easy to come and go as needed.





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### AGENTS NOTES

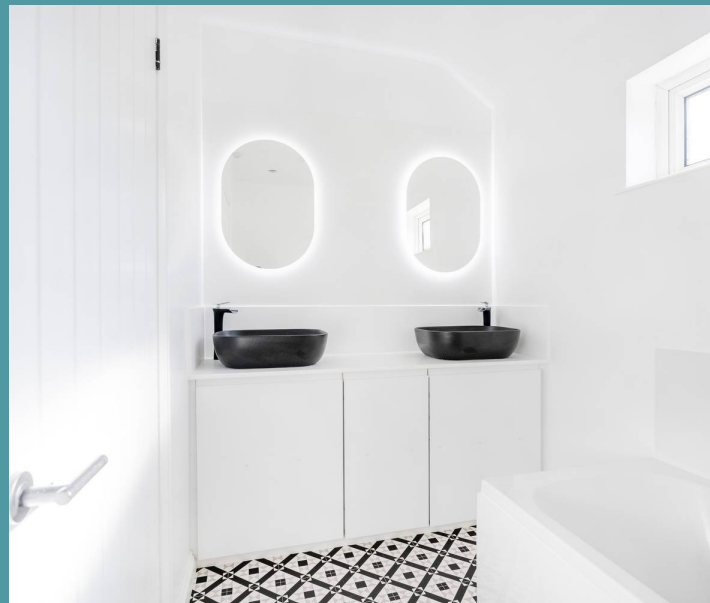
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

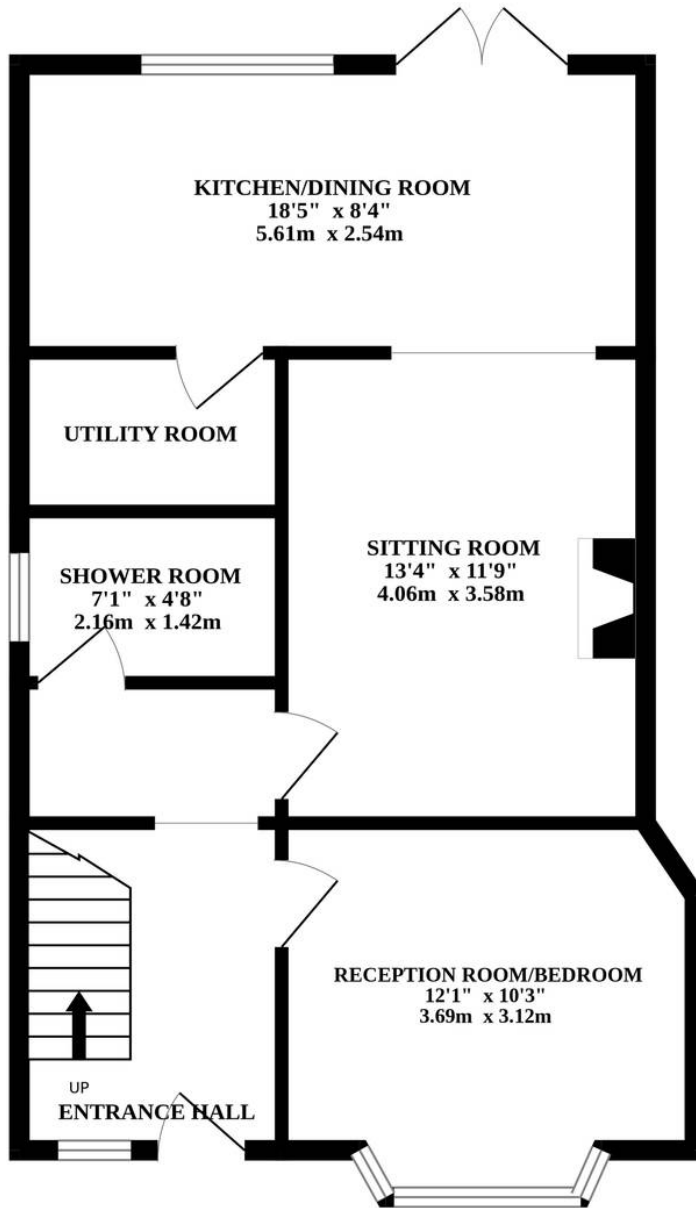
Heating system - Gas central heating.

Council Tax Band: B

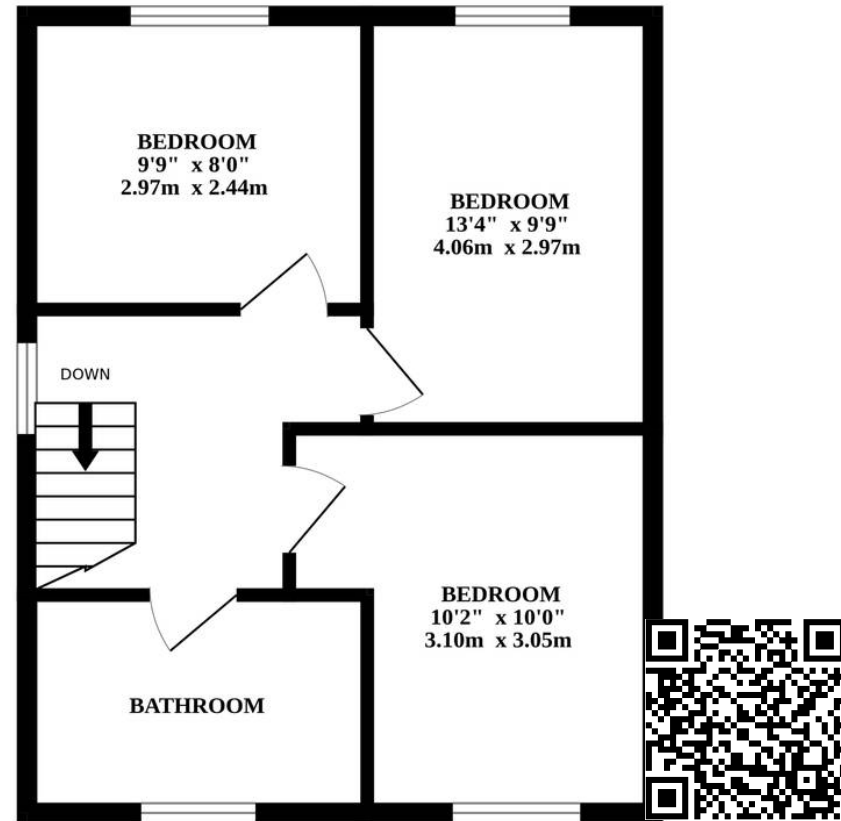
- Semi-detached family home - Fully refurbished to a high standard
- Extended at the rear
- Open-plan Kitchen/dining/living room
- Hetas fitted log fire stove
- Four bedrooms & two brand new bathrooms
- Large 40+ metre (stms) long garden & rear vehicle access
- Ample off-road parking
- Brand new roof & a full re-wire
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR



1ST FLOOR



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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