



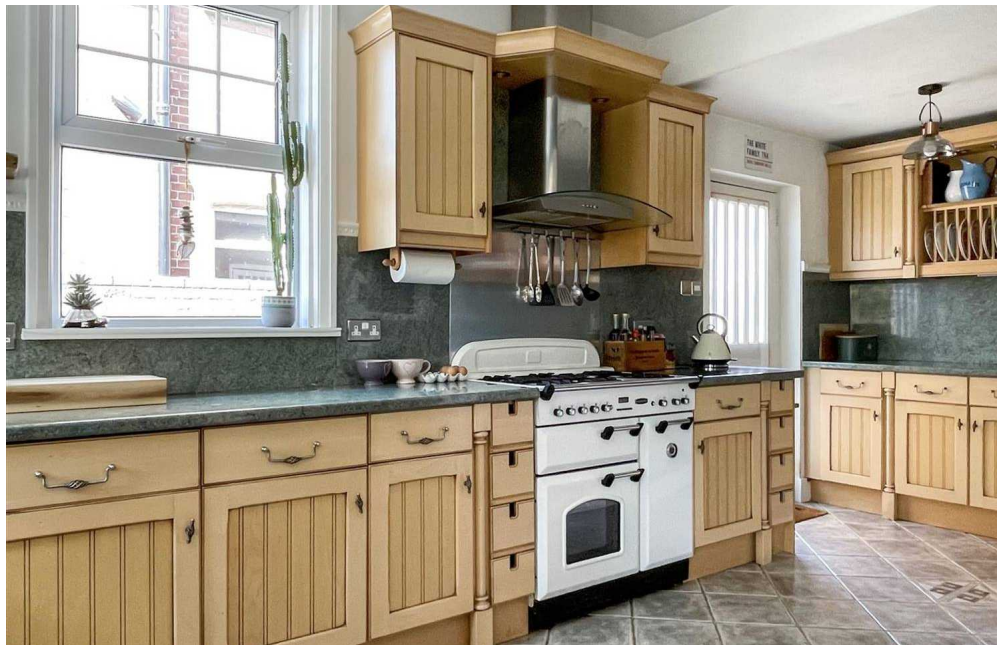
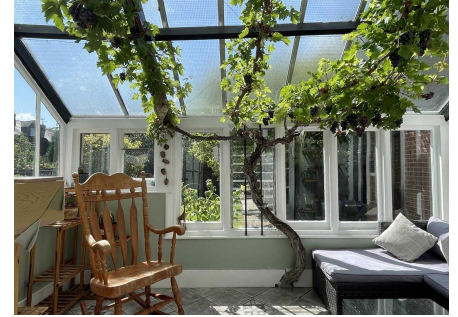
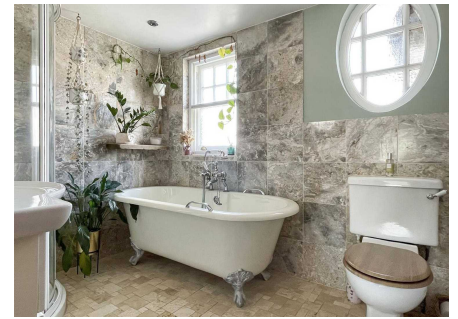
## The Old Vicarage Station Road, Lowestoft

£450,000 Freehold

Charming yet sophisticated home influenced by the Arts & Crafts movement retaining many original features, Minors and Brady are delighted to present to the market this seven bedroom property situated in the desirable seaside town of Lowestoft. Providing a beautiful finish throughout, this wonderful property is fit for a large family with plenty of versatile reception space throughout. The perfect blend of characterful and modern features gives a luxurious feeling complimented by the natural daylight which fills the rooms. A deceptively generous garden at the rear provides a fantastic spot to enjoy the warmer months allowing you to host and alfresco dine with guests. An abundance of local amenities can be found nearby inclusive of sandy beaches as well as fast and regular travel links.

## Location

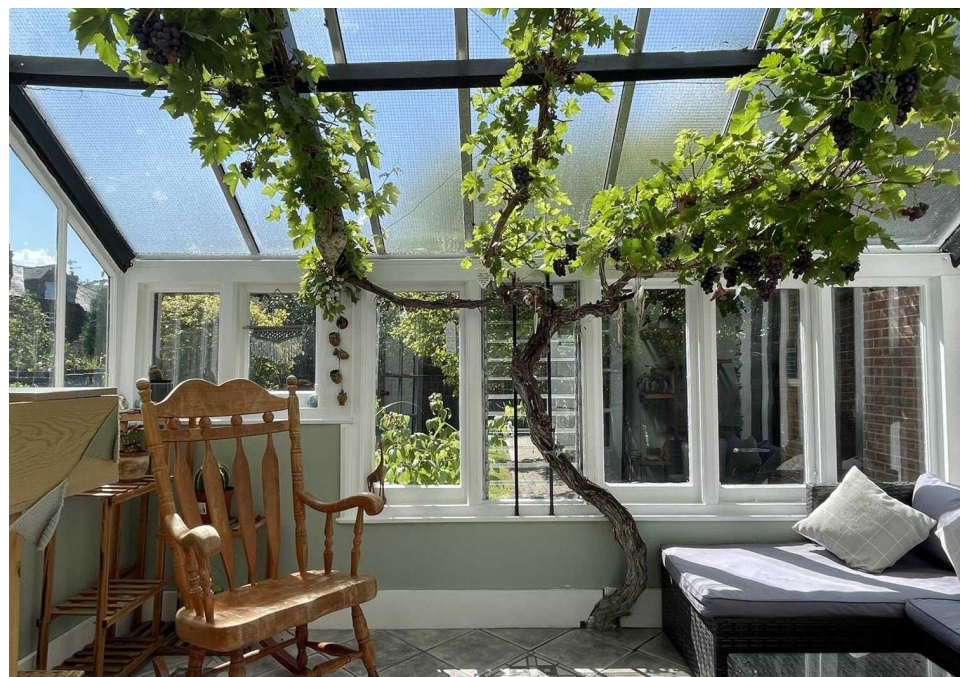
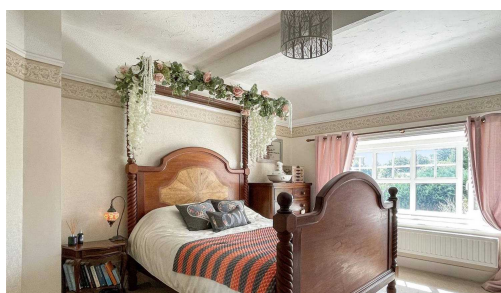
Station Road in Lowestoft, is a conveniently located residential street situated in the bustling seaside town of Lowestoft in Suffolk. This area benefits from its proximity to the town centre, offering residents easy access to a range of local amenities including shops, schools, and healthcare facilities. Lowestoft's picturesque waterfront, with its sandy beaches and recreational areas, is within a short drive, providing a coastal retreat for leisure and relaxation. The nearby train station offers excellent transport links, making it easy to travel to other towns and cities, including Norwich and Ipswich. Additionally, Station Road is well-served by local bus routes, enhancing connectivity within the region. The residential setting of the road ensures a blend of convenience and tranquillity, making it a desirable location for families and individuals alike.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - E



## Station Road, Lowestoft

Upon entering this charming property you'll be greeted by a welcoming reception area featuring decorative tiled flooring and an ornate, original stained leaded glass window. This inviting space provides access to various rooms, the first floor, and the garden. The ground floor includes a practical cloakroom with a classic suite and tiled flooring, a modern utility room equipped with storage units and space for appliances, and a cosy front room with fitted carpet and an original cast iron open fireplace. The extended rear lounge, designed for relaxation and entertaining, features parquet flooring, a cast iron open fire, and double doors leading to the patio. The spacious dining room, with its wooden flooring and striking stone fireplace, flows into the well-appointed kitchen/breakfast room, which includes integrated appliances and a part-glazed door to the side driveway. The vinery or sun room offers a peaceful retreat with views of the garden and a flourishing grapevine.

On the first floor, the landing area, accessed via carpeted stairs, provides access to several rooms. The master bedroom overlooks the rear garden and includes fitted carpet. Another double bedroom at the front of the home features a vanity unit with an inset basin, while a third double bedroom includes fitted carpet. The fourth bedroom, located at the rear, boasts a cast iron fireplace and ample space. A versatile storage/study room adds functionality, and the modern bathroom features a four-piece suite with a vanity unit, free-standing bath, corner shower and WC.

The second floor reveals additional living space with two more bedrooms and an attic room. The landing area on this level has doors leading to various rooms and is accessed via carpeted stairs. The attic room provides ample storage and potential for various uses, with fitted carpet and Velux windows.

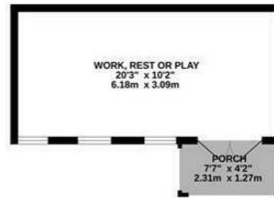
Outside, the property features a low-maintenance shingle frontage with off-road parking for several vehicles. The beautifully landscaped rear garden includes a raised patio area, a greenhouse, and various plants, flowers and fruit trees. An artificial grass section, a covered area for entertaining or storage, and a chicken coop add to the garden's appeal. Additionally, a timber garden cabin offers versatile uses, from a home office to a recreational space.



GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



GARDEN CABIN  
206 sq.ft. (19.1 sq.m.) approx.



2ND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



THE OLD VICARAGE, STATION ROAD, LOWESTOFT, NR32 4QF

TOTAL FLOOR AREA : 3012 sq.ft. (279.8 sq.m.) approx.

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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