



2 Ivy Cottages Harbour Road, Lowestoft

£280,000 Freehold

* Guide Price £280,000 - £290,000* A rare opportunity to own this charming Victorian semi-detached home, ideally situated in the heart of Oulton Broad with stunning views over Lake Lothing. The property offers versatile living with two reception rooms, a kitchen/breakfast room, two bathrooms, and three bedrooms. Modern comforts include gas central heating, uPVC double glazing, and exterior insulation, along with the added warmth of a wood burner. The driveway provides parking for up to four vehicles and features an oversized garage, making this home a unique blend of space, comfort, and convenience in a desirable location.

Location

Harbour Road is located in Lowestoft, a vibrant coastal town in Suffolk. Situated near the bustling harbour area, the road offers convenient access to the town's amenities, including shops, restaurants, and recreational facilities. Lowestoft's famous sandy beaches and picturesque seafront are within easy reach, providing opportunities for seaside walks and leisure activities. The property benefits from excellent transport links, with nearby bus and train services connecting to other towns and cities. Additionally, the A12 road provides a straightforward route to Ipswich and beyond, making it an ideal location for both local convenience and wider travel.



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 - C



Harbour Road, Lowestoft

The ground floor of this semi-detached house features a welcoming entrance leading to two well-proportioned reception rooms. The lounge offers a comfortable space for relaxation, while the adjoining dining room is ideal for family meals and entertaining. The well-equipped kitchen and breakfast room are designed for modern living, providing ample storage and workspace, and facilitating easy meal preparation. This level also includes a convenient bathroom, equipped with a bathtub and vanity for added practicality.

Upstairs, the property boasts three generously sized bedrooms, each offering ample living space for residents and guests alike. The third bedroom is a versatile space that can be adapted to suit various needs, whether as a guest room, home office, or playroom. The bathroom features a step-in shower and a built-in cabinet, offering both a modern and functional space for daily use.

Outside, the house features both front and rear gardens, offering private spaces for enjoying outdoor activities. The rear garden provides a secluded area with views of the harbour. The front garden enhances the property's curb appeal, while the property also includes a garage and off-road parking for added convenience and functionality.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



IVY VILLA'S, HARBOUR ROAD, OULTON BROAD, NR32 3LY

TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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.
Made with Metropix ©2024