



40 Heath Road, lowestoft  
£425,000

# 40 Heath Road

Oulton Broad, Lowestoft

This new build detached residence represents the epitome of modern living, offering a bespoke design, exceptional quality, and a prime location. With customisations available to suit individual preferences, this incredible family home is ready to accommodate a busy lifestyle with style and sophistication. Don't miss the chance to acquire this home and experience all it has to offer.

## LOCATION

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, you are immediately struck by the high specification finish that runs throughout the property, ensuring a luxurious yet welcoming ambiance. This home has been meticulously designed to cater to the demands of a modern family lifestyle, offering a comfortable sitting room, a versatile study, and a formal dining room, providing ample space for both relaxation and entertainment.

At the heart of the home lies an incredible open-plan kitchen/family room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with fitted units and integrated appliances to enhance your cooking experience. Offering ample storage and counter-top space for meal preparation. With the presence of bi-fold doors, seamlessly integrating the indoor and outdoor spaces during the summer months.

Ascend to the first floor where you will encounter four well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom is complemented by a modern ensuite, adding a luxury yet convenient touch to your everyday routine. The main bathroom comprises of a newly fitted three piece suite, accommodating all residents in the household.







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Towards the rear is a well-maintained garden, primarily laid to lawn, with plenty of space for a wooden storage shed or summerhouse. It is fully enclosed so you can enjoy in seclusion. Convenience is key, as parking at the front aspect of the home ensures secure and easy access for residents and guests alike.

### AGENTS NOTES

We understand that this property is freehold.

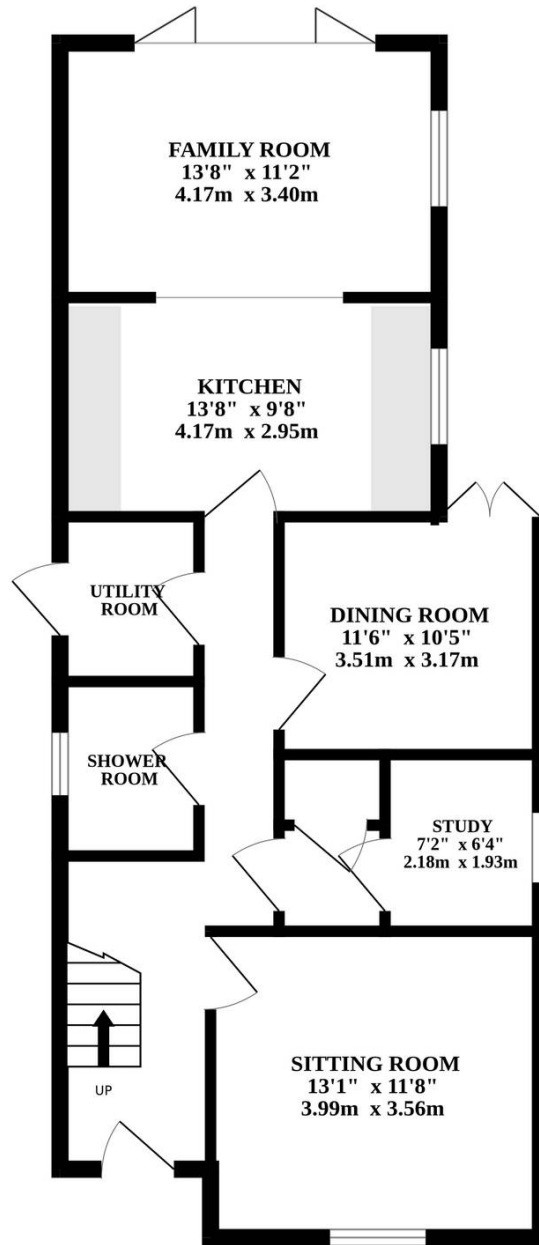
Connected to mains water, electricity and drainage.

Heating system - Air source heat pump.

- NEW BUILD DETACHED RESIDENCE - CHAIN FREE
- CUSTOMISATIONS AVAILABLE
- DESIGNED TO A HIGH SPECIFICATION THROUGHOUT
- INCREDIBLE FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- COMFORTABLE SITTING ROOM, VERSATILE STUDY & A FORMAL DINING ROOM
- OPEN-PLAN KITCHEN/FAMILY ROOM - BI-FOLD DOORS
- FOUR BEDROOMS, ONE EN-SUITE & A BATHROOM
- MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- PARKING AT THE FRONT ASPECT OF THE HOME
- CLOSE PROXIMITY TO LOCAL AMENITIES AND THE BROADS



GROUND FLOOR



1ST FLOOR

