



151 Victoria Road, Lowestoft

Offers in Region of £375,000

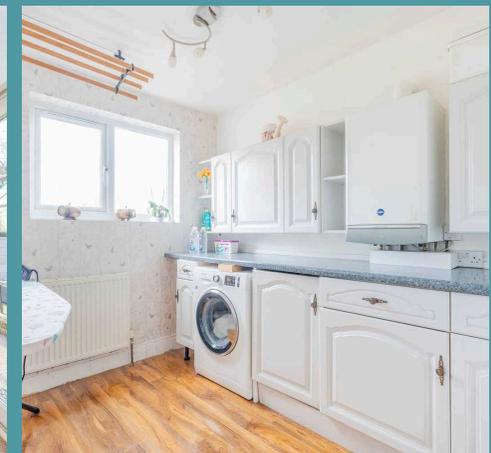
151 Victoria Road

Lowestoft

This exceptional semi-detached residence effortlessly combines the charm of original character features with the convenience of modern design elements. Offering an abundance of space and versatility across its three floors, making it the perfect abode for family living. With three reception rooms, a well-equipped kitchen, four double bedrooms and a generous size garden. Don't miss the chance to acquire this home and experience all it has to offer.

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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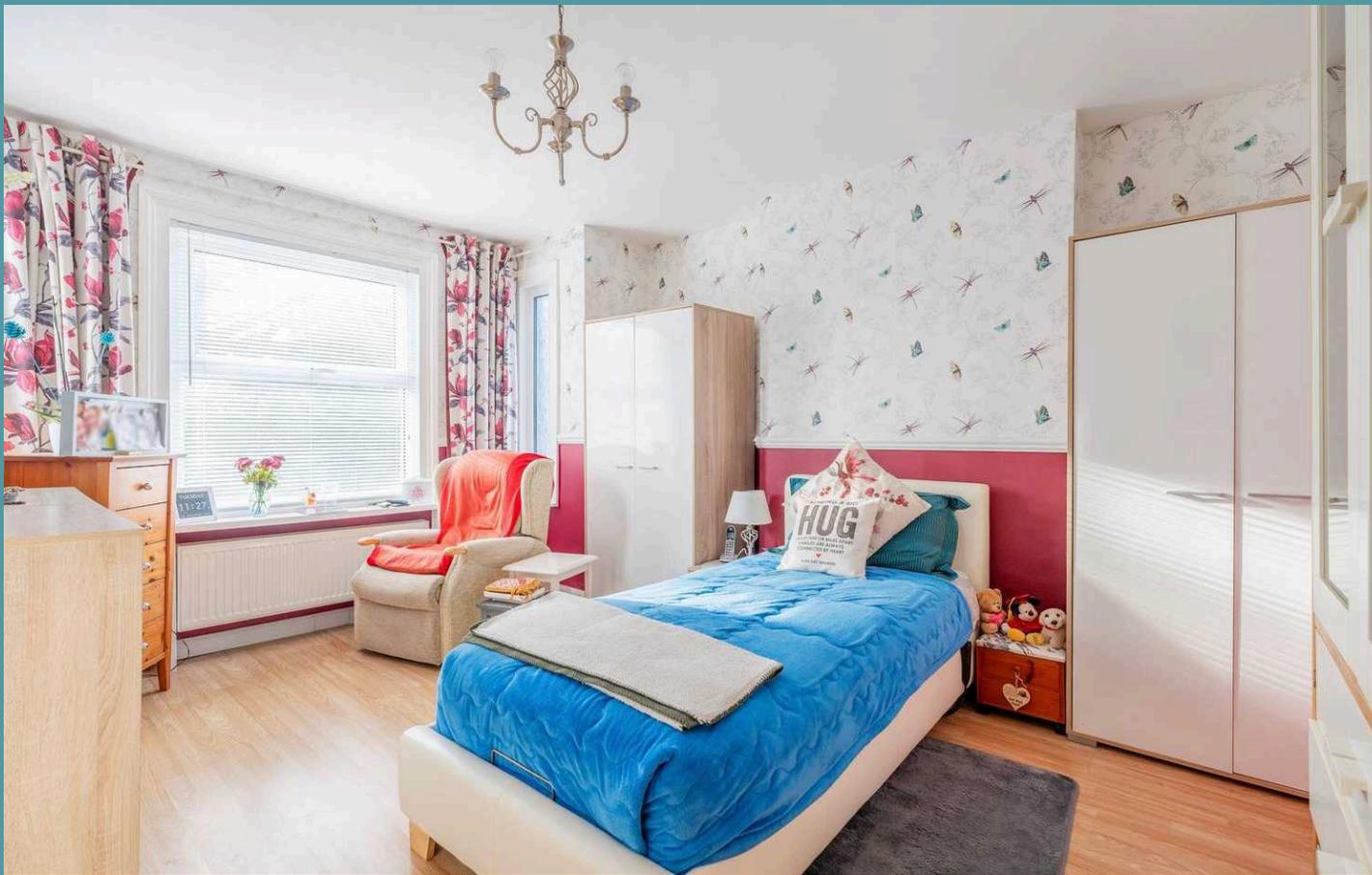
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Welcome inside where you are greeted by a bright and airy entrance hall. Immediately capturing your attention with its warm and inviting ambiance is the open-plan sitting/dining room. It is thoughtfully designed to encourage intimate family gatherings or entertaining guests. Featuring a traditional feature fireplaces that obtains the properties original character.

At the heart of the home lies a well-equipped kitchen, with high-quality fixtures and fittings, including a range cooker, a breakfast bar unit and under-counter areas for your own appliances. Its spacious layout ensures ample amount of storage and counter-top space for meal preparation. A highlight of the home is the versatile garden room, offering panoramic views of the exterior surroundings, allowing you to enjoy the outdoors within the comfort of your own home.

Across three floors you will encounter four double bedrooms, each designed to offer relaxation and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. Additionally, there are two family bathrooms, a convenient laundry room, and two separate WCs, ensuring that every aspect of modern living is catered to.





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Towards the rear is an extensive garden offering endless possibilities for outdoor activities and enjoyment. Whether you enjoy gardening, hosting summer occasions or simply relaxing in the afternoon sunshine, this garden is perfect for all. It is primarily laid to lawn, alongside two greenhouses and two decked terraces with gazebos, currently used to shelter the jacuzzi that is included in the sale. Positioned at the end of the garden is a versatile outbuilding, with the potential to be an annex. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the property is a driveway, completed with a car port, providing off-road parking for all residents.

AGENTS NOTES

We understand that this property is freehold.

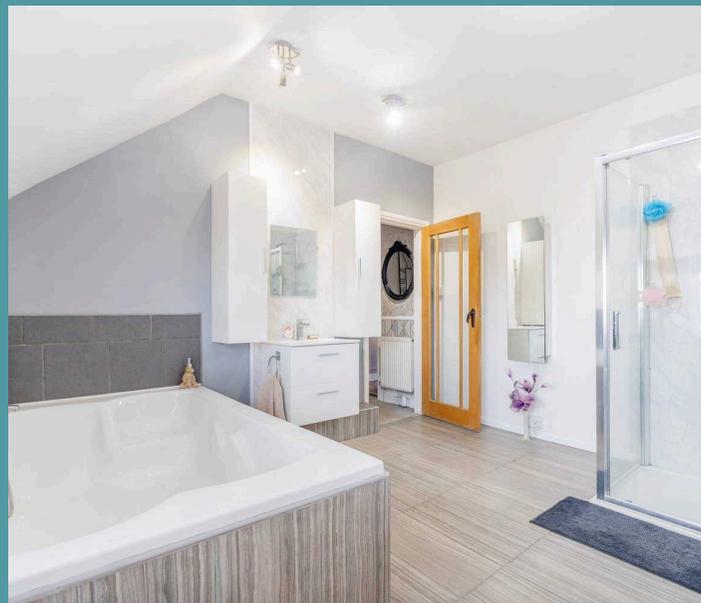
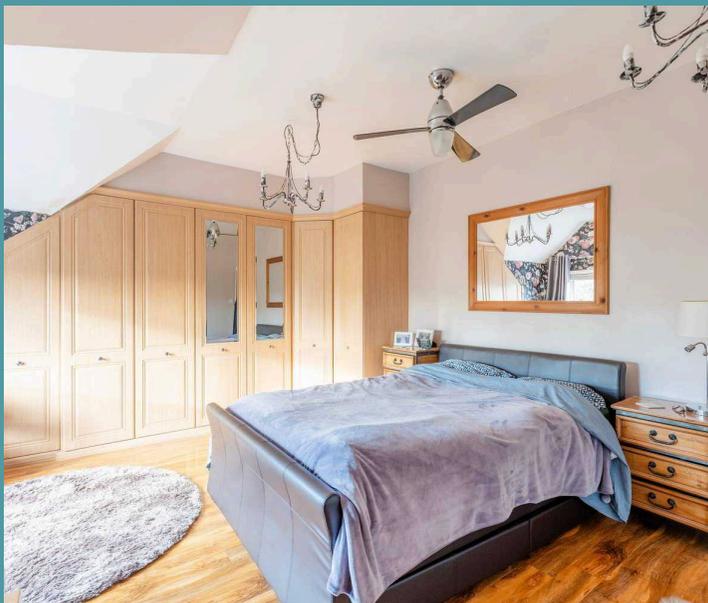
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Jacuzzi included in the sale.

Low output on lights saving energy.

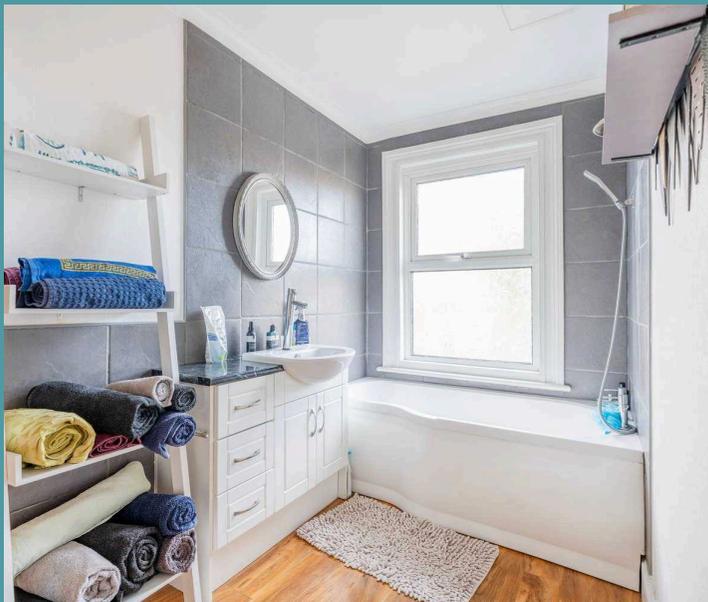
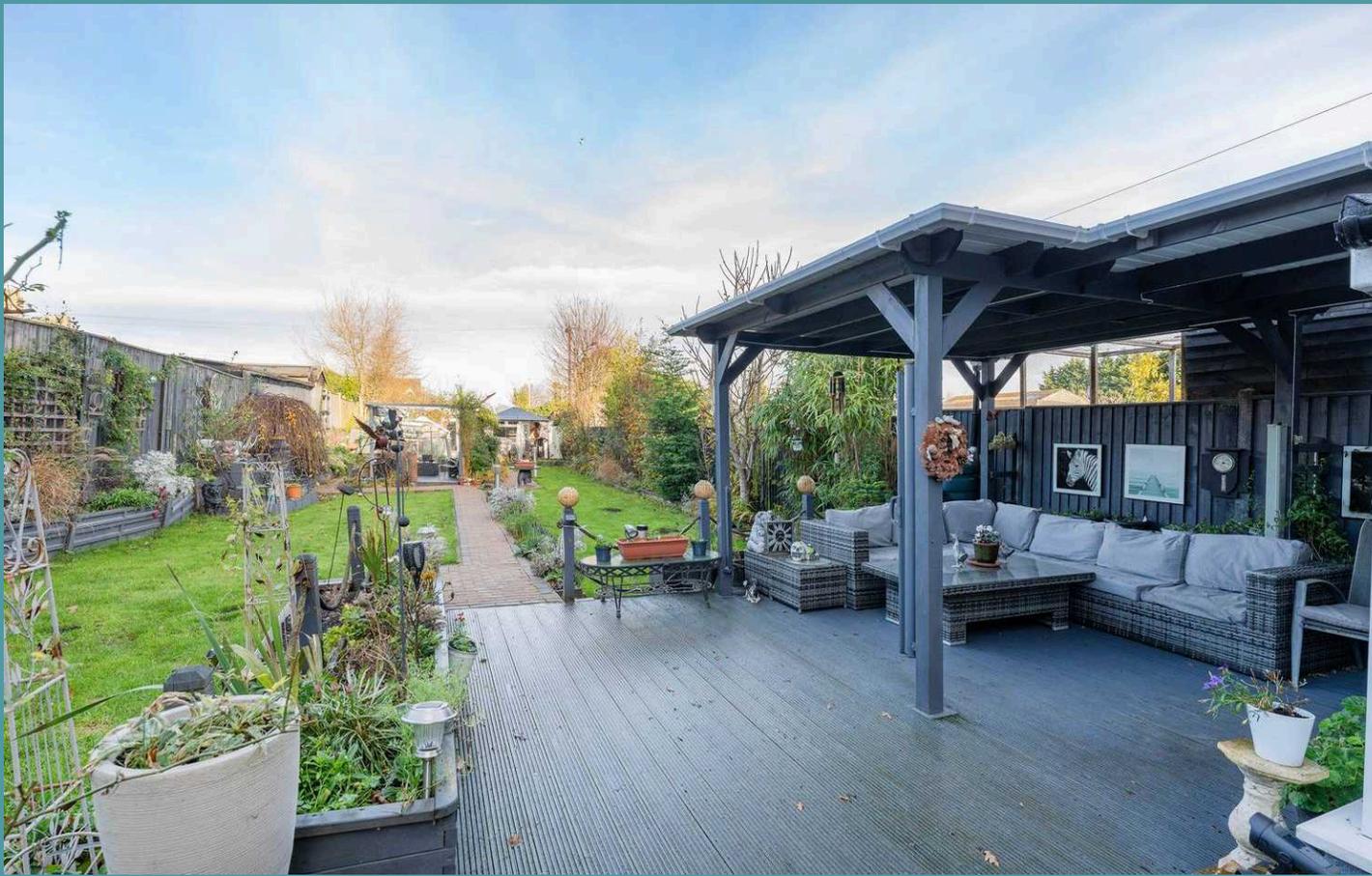
Council Tax Band: C



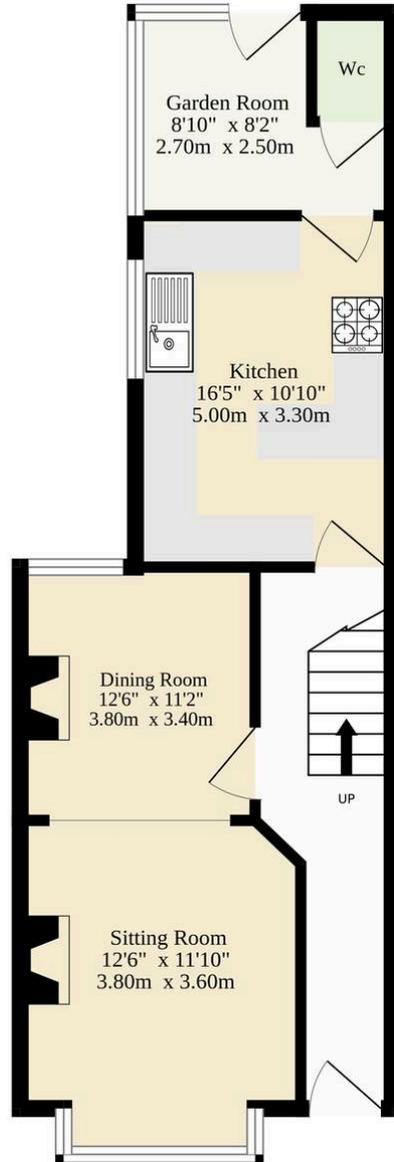
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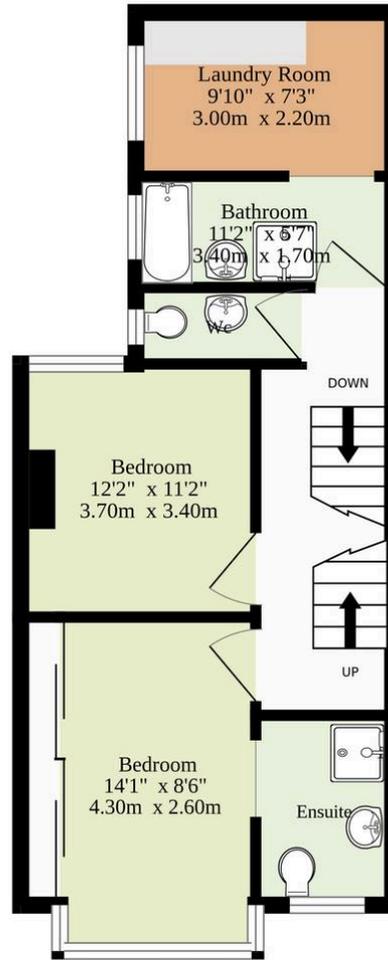
- Semi-detached residence with views of the marina - Potential to extend if required
- Obtaining the properties original character features whilst incorporating modern elements
- Spacious and versatile accommodation across three floors
- Open-plan sitting/dining room to encourage family gatherings
- Well-equipped kitchen with high-quality fixtures and fittings
- Versatile garden room with views of the exterior
- Four double bedrooms, one private en-suite, two bathrooms, a laundry room & two WCs
- Extensive garden offering endless possibilities for outdoor activities and enjoyment -
Outbuilding with potential to be an annex
- Jacuzzi included in the sale
- A short walk to Oulton Broad, with local amenities nearby including shops, doctors, schools and transport



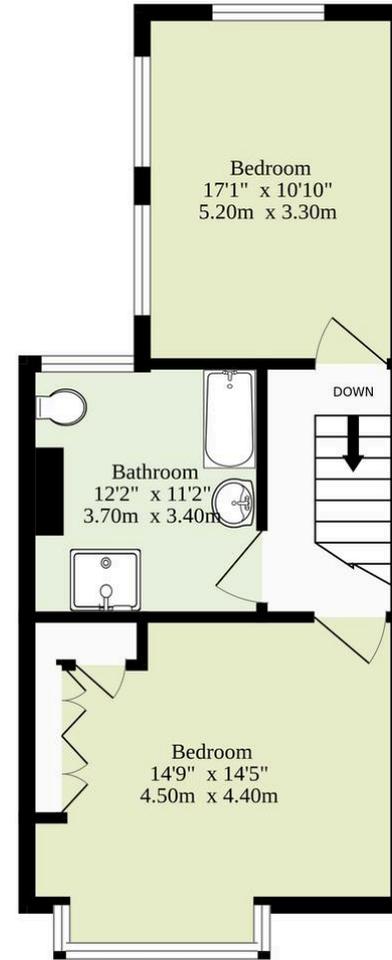
Ground Floor
417 sq.ft. (38.7 sq.m.) approx.



1st Floor
360 sq.ft. (33.5 sq.m.) approx.



2nd Floor
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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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