

Aldreds
Estate Agents



32 Romany Road, Oulton Broad, Lowestoft, NR32 3PJ

Price Guide £700,000



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32 Romany Road

Oulton Broad, Lowestoft, NR32 3PJ

- Two Large Reception Rooms
- Seven Bedrooms + Five Bathrooms
- Private Rear Lawned Gardens
- Within Walking Distance of the Railway Station & Oulton Broad Nature Reserve
- Open Plan Kitchen/Breakfast Room
- Generous Frontage
- Very Desirable North Oulton Broad Location
- Up To Two Ground Floor Bedrooms - One with Ensuite

Aldreds are delighted to offer this impressive seven bedroom executive home set in one of the most sought after postcodes in Oulton Broad, offering exceptionally spacious and versatile accommodation ideal for modern family living or multi-generational households. The ground floor features a welcoming wide entrance hall, a generous sitting/dining room, and a separate open plan lounge/diner. There is also an open plan kitchen/breakfast room and a separate utility area. There are also two ground floor bedrooms—one with its own ensuite—alongside a convenient shower room, making this level particularly suitable for extended family or guests. Upstairs, a striking galleried landing leads to five further bedrooms, including a spacious master with ensuite. There are also two family bathrooms and an additional separate WC. Externally, the property boasts a substantial frontage with ample off road parking for multiple vehicles, leading to a double garage. To the rear, a beautifully maintained lawned garden enjoys a high degree of privacy. The property is ideally located within walking distance of Oulton Broad's amenities, including scenic waterside walks, a nature reserve, and Oulton Broad North railway station with direct links to Norwich city centre. Early viewing is highly recommended, as properties of this calibre in such a prime location rarely come to market. Price Guide £700,000-£750,000.



Wide Entrance Hall

Ceramic tiled flooring, feature oak and glass staircase leading to first floor, coved ceiling, radiator, full length double cupboard.

Formal Lounge/Diner 19'10" x 25'1" (6.07 x 7.65)

Lounge area:

Fitted carpet, central open fireplace with tiled hearth, double aspect Georgian style uPVC windows, patio doors leading out to rear garden, power points, radiator, tv point.

Dining area:

Solid timber flooring, radiator, power points.

Sitting/Dining Room 24'4" x 13'11" (7.42 x 4.26)

Solid timber flooring, flat plastered ceiling with inset spotlighting, coved ceiling, radiator, power points, double aspect Georgian style windows, patio doors leading out to rear garden.





Kitchen/Breakfast Room 23'9" x 9'10" (7.25 x 3)

Ceramic tiled flooring, a full range of fitted kitchen units with extended work surfaces, integrated appliances including a dishwasher, fridge, eye level microwave, Range cooker space with enclosed extraction cooker hood, double composite sink with draining board, uPVC window, power points, extended breakfast bar, double patio doors leading out to rear garden.

Utility Room 10'11" x 11'11" (3.35 x 3.64)

Laminate flooring, flat plastered ceiling, double aspect uPVC windows, radiator, power points, fitted kitchen units with extended work surfaces, recess for white goods including space for an American style fridge/freezer and plumbing for a washing machine & dishwasher, stainless steel sink with single drainer.

Shower Room

Ceramic tiled flooring, shower cubicle enclosed by curved glass screen doors, low level WC, vanity sink unit, heated towel rail, inset spotlighting.

Study/Ground Floor Bedroom 7'7'0" x 14'4" (2.14 x 4.38)

Ceramic tiled flooring, flat plastered ceiling, inset spotlighting, uPVC window, power points, door leading to integral garage.

Directions



Ground Floor Bedroom 6 10'6" x 14'11" (3.21 x 4.56)

Fitted carpet, flat plastered and coved ceiling, Georgian style uPVC window, radiator, power points, door to:-

Ensuite Shower Room

Ceramic tiled flooring, corner shower cubicle enclosed by curved glass screen doors, low level WC, vanity sink unit.

Wide Central Landing

Galleried oak and glass staircase, flat plastered ceiling, Georgian style uPVC window, radiator, power points, full length fitted double storage cupboard.

Bedroom 1 13'11" x 16'11" (4.26 x 5.18)

Fitted carpet, flat plastered ceiling with inset spotlighting, Georgian style uPVC window, radiator, power points, two fitted double wardrobes with sliding doors, door to:-

Ensuite Shower Room

Timber effect vinyl flooring, panel bath with Aquaboard splashbacks, vanity sink unit, low level WC with enclosed cistern, double width walk-in shower cubicle, extractor fan, shavers socket, full length heated towel rail.

Bedroom 2 9'10" x 14'8" (3.01 x 4.48)

Fitted carpet, coved ceiling, Georgian style uPVC window, radiator, power points.

Shower/Bathroom

Tile effect vinyl flooring, fully tiled double shower cubicle enclosed by curved glass screen, panel bath, vanity sink unit with a round bowl glass sink, uPVC window, inset spotlighting, extractor fan, heated towel rail.

Separate WC

Vinyl flooring, low level WC, wall mounted sink, uPVC window.

Bedroom 3 10'4" x 16'0" (3.16 x 4.9)

Fitted carpet, double aspect uPVC windows, radiator, vanity sink unit, a range of fitted wardrobes, power points.

Bedroom 4 9'11" x 11'10" (3.03 x 3.63)

Fitted carpet, Georgian style uPVC window, radiator, power points.

Bedroom 5 11'6" x 7'8" (3.52 x 2.36)

Fitted carpet, coved ceiling, Georgian style uPVC window, radiator, power points.

Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over an oversized bath enclosed by curved glass screen, low level WC, pedestal sink, part tiled walls, extractor fan, uPVC window.

Garage 17'3" x 6'11" (5.26 x 2.11)

Up and over door, power points, lighting, fitted wall mounted recently installed gas boiler.

Outside

To the front of the property there is a large frontage providing parking for ample cars or leisure vehicles, central roundabout to create an in-and-out driveway, a full range of flower and shrub borders, all enclosed by low level fencing and brick walls. Outside to the rear there is a spacious lawned garden with patio seating area, timber and felt garden shed/summerhouse, a range of shrubs and mature trees, all enclosed by high timber fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

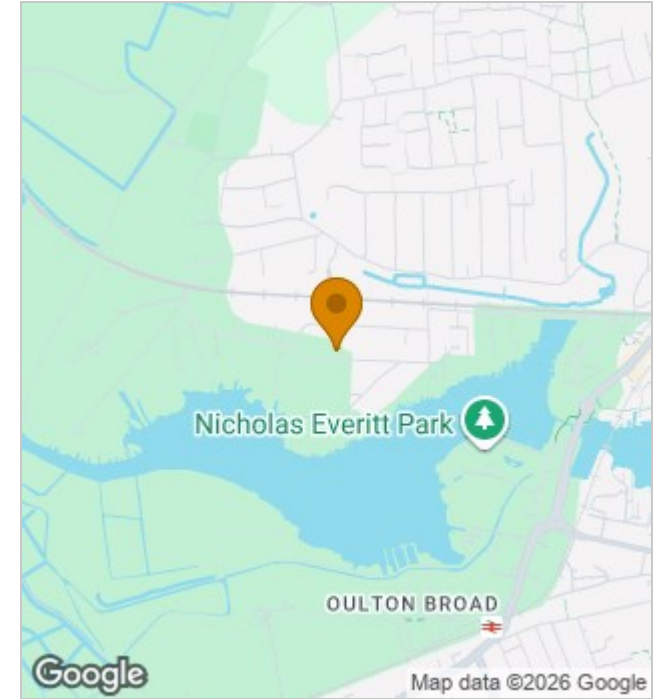
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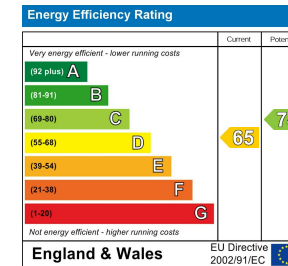
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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