



Lowestoft,

Guide Price £470,000

- High spec finish throughout
- Loft conversion with bedroom suite
- Jack and Jill Ensuite Bathroom
- Off road parking for multiple vehicles
- Double garage
- Separate utility room
- Fabulous 5/6 bedroom family home
- Sun room with garden views

Park Meadows, Lowestoft

Oulton (NR32) is a well-established suburban area to the west of Lowestoft in the county of Suffolk. The area is best known for its proximity to Oulton Broad, a picturesque stretch of water forming part of The Broads National Park. Popular for boating and waterside walks, the Broad provides a scenic backdrop and a strong leisure focus for residents and visitors alike. Oulton offers a mix of residential neighbourhoods, local shops and schools, while benefitting from good transport connections, including Oulton Broad railway stations with links to Norwich and wider regional destinations. With convenient access to both countryside and coast, Oulton NR32 combines a relaxed waterside setting with the amenities of nearby Lowestoft town centre.



Council Tax Band:



DESCRIPTION

** GUIDE PRICE £470,000 - £480,000 **

Welcome to 16 Park Meadows - a truly outstanding, high-specification detached family home set within the highly desirable Park Meadows development. Designed with both style and practicality in mind, this exceptional property boasts expansive living spaces, versatile accommodation across three floors, and a landscaped rear garden perfect for entertaining and family life.

Step inside through the spacious entrance hall, where the impressive gallery stairwell draws the eye upwards to the first-floor landing. From here, doors open into the elegant lounge, a versatile study or sixth bedroom, a convenient WC, and the heart of the home - the open-plan kitchen/diner.

The lounge is a beautifully designed space, centred around a feature fireplace, with French doors flowing seamlessly into a stunning modern sunroom/orangery. This bright and stylish extension creates the perfect spot for year-round relaxation, bathed in natural light.

The kitchen/diner is a sleek and contemporary space, finished with quality J-pull units, integrated double oven, induction hob, extractor fan, and integrated dishwasher. A separate utility room provides additional storage and workspace, with side access plus space for a washing machine and tumble dryer.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and the stylish family bathroom. The bathroom features a modern white suite with panelled bath, vanity basin, and a

separate mains-fed shower in a glass cubicle. The master bedroom is generously sized and benefits from a contemporary en suite shower room with vanity sink, WC, and mains-fed shower. Cleverly, the en suite also links directly into bedroom two, offering a flexible layout ideal for young families. Bedrooms three and four both offer spacious and versatile accommodation, perfect for children, guests, or home offices.

The property continues to impress with a superb loft conversion, creating a private top-floor suite. This thoughtfully designed space includes a sitting area with Velux windows, eaves storage, a double bedroom, and its own WC.

Externally, the home sits behind elegant cast-iron railings with a paved driveway offering parking for multiple vehicles, plus a double detached garage. To the rear, the landscaped garden is a true highlight - featuring a lawn with flower borders, a tranquil water feature, a raised decking area ideal for outdoor dining, and a versatile wooden cabin with power, offering endless potential as a studio, home office, or hobby room.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express

understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

OUTGOINGS

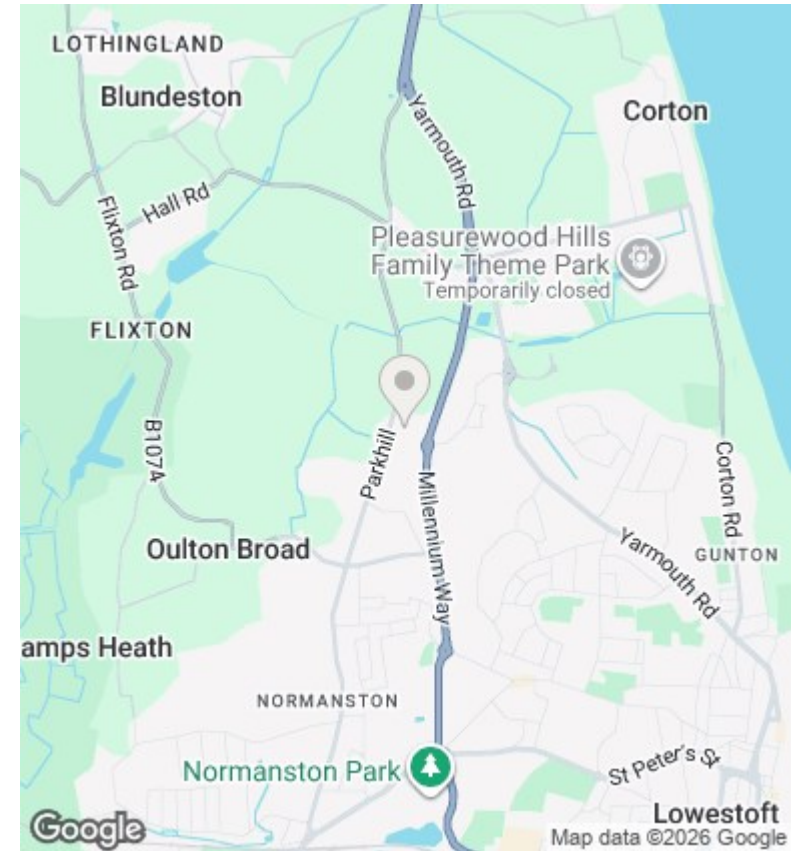
Council Tax Band E

TENURE

Freehold







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com