



15 Somerleyton Road, Lowestoft

Offers in Region of £350,000



# 15 Somerleyton Road

## Lowestoft

Explore this extended detached residence that epitomises the essence of modern family living. Offering spacious and flexible accommodation that can adapt to your own preferences and style. Showcasing a comfortable sitting room, an open-plan kitchen/dining room, an extended garden room enhanced by a vaulted ceiling, with French and bi-fold doors, three double bedrooms, a family bathroom and a shower room. Externally, you will find a South-facing garden, a driveway and a garage. Don't miss the chance to acquire this residence and make it your home.

## Location

Oulton is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Close by is Oulton Broad, 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, as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with two train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.



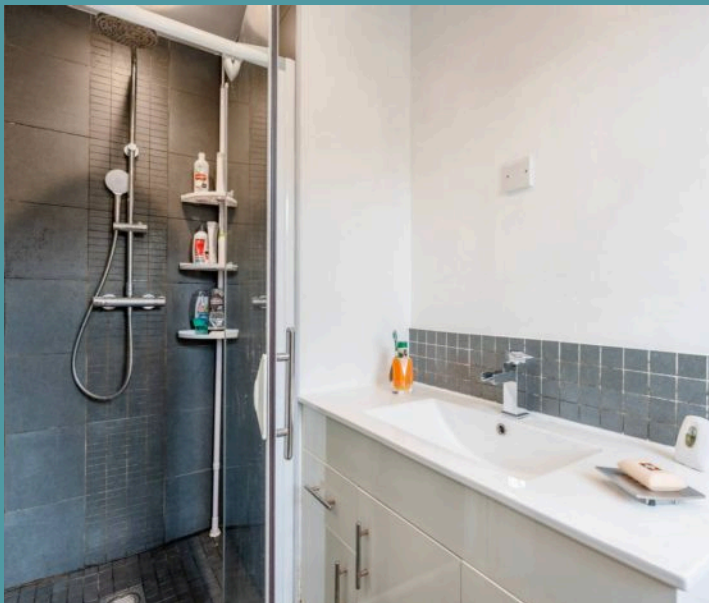


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Welcome inside, where you are greeted by an entrance hall, complemented by a convenient shower room. Positioned at the front of the residence is a comfortable sitting room, featuring a decorative fireplace, inviting relaxation and entertaining. At the heart of the home lies an open-plan kitchen/dining room equipped with modern fixtures and fittings, including wall and base units, integrated appliances and a breakfast bar unit, to enhance your cooking experience. Flowing into the dining area that encourages intimate family meals and social gatherings. Extending seamlessly from the kitchen is a garden room, enhanced by a vaulted ceiling, French doors and large bi-fold doors, suitable for indoor-outdoor living during the summer months.

The accommodation of this property does not fall short of expectations, with three generously proportioned double bedrooms providing ample room for rest and relaxation. A well-appointed family bathroom completes the interior layout, comprising of a three piece suite, accommodating all residents in the household.







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Stepping outside, the south-facing garden is beautifully maintained. A decked terrace provides an idyllic setting for al fresco dining or relaxing in the sun, while the lawn offers ample space for outdoor recreation and leisure. Overall, it is fully enclosed so you can enjoy in privacy and seclusion. At the front of the residence is gated access to a shingle driveway providing off-road parking and a garage for storage options.

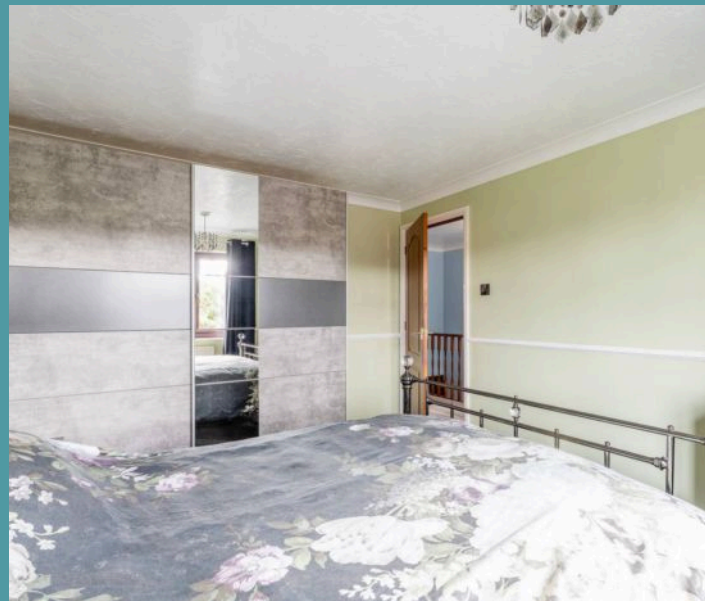
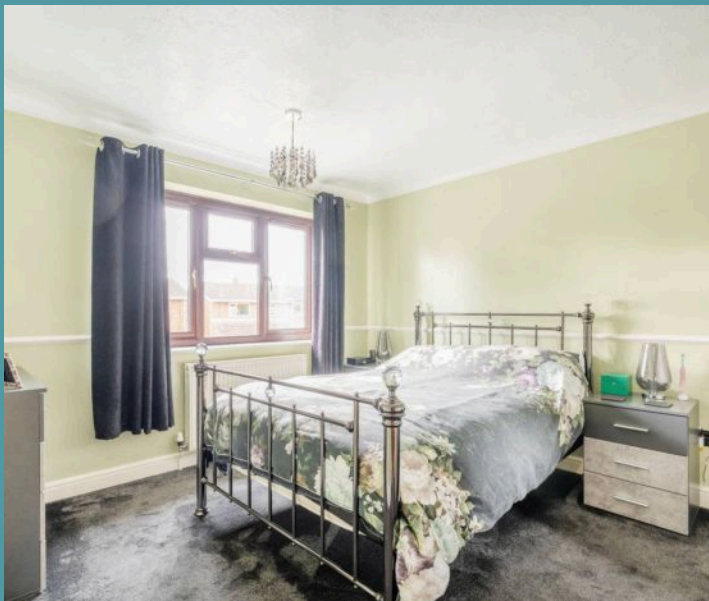
### Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C







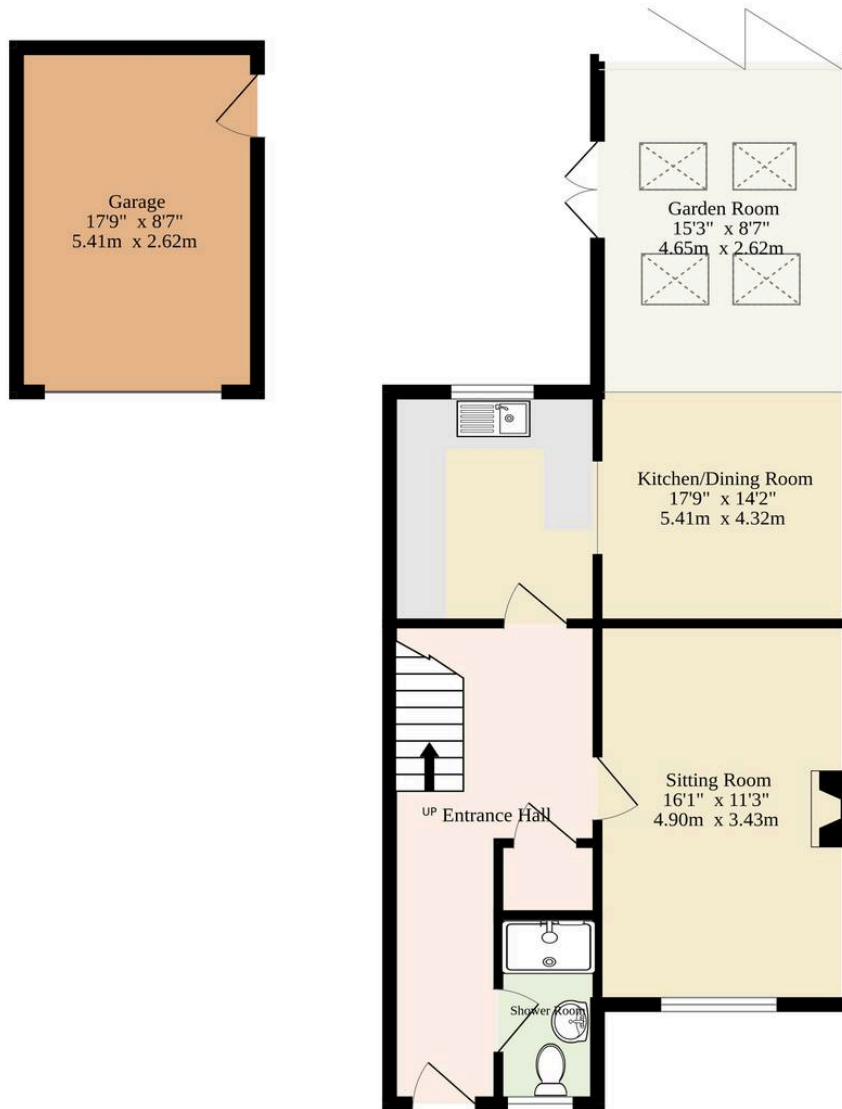
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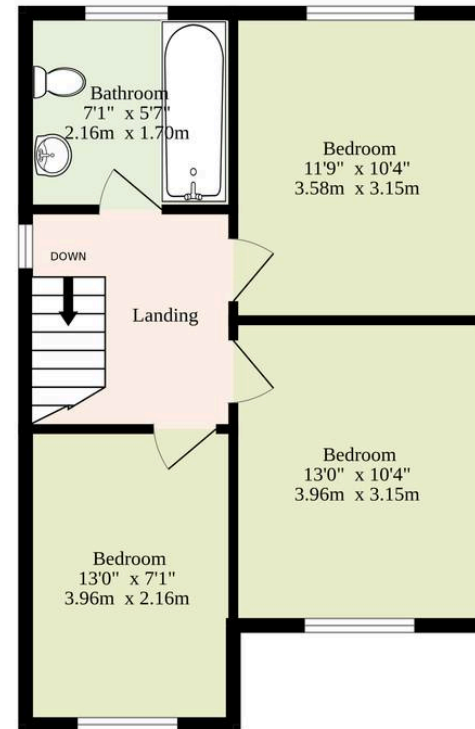
- Extended detached residence in the desirable area of Oulton, in the coastal town of Lowestoft
- Beautiful family home with spacious and flexible accommodation to adapt to your preferences and style
- Welcoming entrance hall complemented by a convenient shower room
- Comfortable sitting room inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with modern fixtures and fittings, extending into the garden room that is enhanced by a vaulted ceiling with large bi-fold doors
- Three double bedrooms and a family bathroom
- South-facing garden that is well-kept with a decked terrace and a lawn, fully enclosed for privacy and seclusion
- Gated driveway providing off-road parking for multiple vehicles and a garage for storage options
- Close to local shops, schools, transport, healthcare facilities and the coast



Ground Floor  
891 sq.ft. (82.8 sq.m.) approx.



1st Floor  
391 sq.ft. (36.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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