



202 Yarmouth Road, Lowestoft

Lowestoft



Minors & Brady

# 202 Yarmouth Road

Lowestoft, Lowestoft

Currently undergoing an extensive programme of renovation and extension, this substantial detached bungalow is being transformed into a contemporary home of impressive scale and flexibility, set within approximately half an acre (stms) of mature gardens and woodland and complemented by a newly created annexe and established outbuildings. The accommodation unfolds with a bay-fronted lounge and a particularly generous rear family room where French doors draw the garden into everyday living, while the solid wood kitchen has been carefully updated and remains both practical and well-proportioned. Four bedrooms are arranged within the main residence, including an extended principal suite with a contemporary ensuite, while the updated family shower room serves the remaining accommodation. Outside, expansive lawned grounds framed by established hedging and specimen trees provide privacy and depth to the setting, further enhanced by a detached timber garden office, additional summerhouse-style structure, and a detached double garage, separate single garage and wide brick weave driveway.

## Location

Positioned along Yarmouth Road in Lowestoft, this address offers excellent access to both everyday amenities and the wider Suffolk coastline. The property is within easy reach of local shops, supermarkets, healthcare services and well-regarded schools, while regular bus routes operate along Yarmouth Road connecting directly into Lowestoft town centre and neighbouring areas. Lowestoft's award-winning sandy beaches and promenade are just a short distance away, along with Nicholas Everitt Park in nearby Oulton Broad, providing green open space and waterside walks. Lowestoft railway station offers direct links to Norwich and Ipswich, making this a practical choice for commuters. With convenient road access towards Great Yarmouth and the A12, this location is well placed for both work and leisure across the East Coast.

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Stepping inside, the porch provides a practical and well-finished entrance space, laid with tiled flooring that immediately reflects the ongoing upgrades throughout the home. Glazed panels allow natural light to filter through, creating a bright introduction before moving into the main interior. The tiled flooring continues into the central hallway, reinforcing both durability and design consistency. Recessed ceiling lighting adds clarity overhead, while built-in storage cupboards offer discreet and valuable concealed space, ensuring the hallway remains streamlined and functional.

Positioned to the front, the lounge is defined by a wide bay window with leaded glazing, drawing natural light across timber floorboards. The proportions are generous and well-balanced, enhanced by recessed spotlights and clean, simple finishes that give the room a refined and composed presence.

The kitchen retains solid wood wall and base units arranged along the perimeter, complemented by dark work surfaces and a black brick effect tiled splashback. A hob is set within the main run of cabinetry beneath an extractor, and an integrated double oven is housed within the unit bank. A stainless steel sink with a drainer and mixer tap sits beneath the window. Tiled flooring continues underfoot, and a wide archway leads directly into the family room, allowing the spaces to connect naturally while remaining clearly defined.

Exceptionally generous in scale, the family room creates an impressive rear living area. Tiled flooring continues through, and French doors open directly onto the garden, allowing natural light to pour in and enhancing the sense of openness. The proportions allow for significant seating and dining arrangements, creating a strong focal point for everyday living and entertaining.



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Extended to enhance both scale and flexibility, the master bedroom now offers increased proportions, creating a versatile and well-balanced principal suite. Garden-facing windows provide a pleasant outlook, and the room connects directly to a contemporary ensuite shower room fitted with a walk-in shower enclosure with fixed glass screen and rainfall style head, vanity unit with inset basin, concealed cistern WC, chrome heated towel rail and frosted window.

Three further bedrooms are arranged off the hallway. Two are comfortable doubles, including one with a front-facing bay window echoing the lounge. Timber flooring is visible within the bedrooms, maintaining continuity with the principal living space. The fourth bedroom is slightly smaller yet remains a versatile room suited to use as a bedroom, study or dressing room. The family shower room has been updated in a similar modern style and comprises a walk-in shower, vanity unit with basin, concealed cistern WC, chrome heated towel rail and frosted glazing.

Separate from the main residence, the annexe provides independent accommodation. The open plan living area is enhanced by a vaulted ceiling and rooflight, introducing height and natural light. Wood effect flooring runs throughout. The fitted kitchen within the annexe features white gloss wall and base units paired with grey work surfaces, an integrated hob with extractor above and a stainless steel sink. French doors open directly onto the garden. Built-in wardrobes and fitted storage units are incorporated within the space, enhancing its practicality. An ensuite shower room serves the annexe and includes a walk-in shower enclosure and contemporary sanitaryware as visible.



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Completing the setting, the rear garden is expansive and predominantly laid to lawn, framed by mature hedging and established trees that provide privacy and structure. A brick-built raised terrace adjoins the bungalow, forming a defined seating area overlooking the grounds. Pathways wind through the lawn, connecting the main house to the various outbuildings and creating a gentle sense of flow across the plot. The scale of the garden allows for clear zoning between entertaining space and open green area, with tall boundary hedges and specimen trees reinforcing the feeling of enclosure. Within the garden sits a detached timber office building with roller-style door and glazed double doors, together with an adjoining storage section. A greenhouse is positioned towards the rear boundary, and a further summerhouse-style structure with wrap-around glazing adds additional functional space.

To the front, an extensive brick weave driveway provides substantial parking and turning space. A detached double garage is positioned at the front of the plot, with an additional single garage also located within the grounds.

## Agents notes

Sold freehold, connected to main services, water, electricity, gas and drainage

Gas Central Heating

Council Tax Band- E



Double Garage  
382 sq.ft. (35.5 sq.m.) approx.

Ground Floor  
1888 sq.ft. (175.4 sq.m.) approx.

Outbuilding  
347 sq.ft. (32.2 sq.m.) approx.



Sqft Excludes Master Bedroom

TOTAL FLOOR AREA : 2617 sq.ft. (243.1 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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