



25 Rock Road, Lowestoft

Minors & Brady



25 Rock Road

Lowestoft

Step inside this detached family home, perfectly positioned within the highly desirable area of Oulton Broad, where generous living spaces, modern improvements and excellent entertaining areas come together to create an exceptional place to call home. Set on a large plot and extending to over 1,400 sqft, this residence offers four well-proportioned bedrooms, a recently modernised open-plan kitchen/dining room, a private balcony overlooking the rear garden, ample off-road parking with an EV charging point, and a fantastic outdoor bar area. Occupying a quiet residential road within walking distance of the Broads and close to schools, shops and transport links, this versatile home is ideally suited to families seeking space, convenience and a lifestyle-focused setting.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Re-insulated roof and new felt in 2022.



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- Detached family residence situated on a generous-size plot in Oulton Broad North, with easy access to essential amenities
- Over 1,400sqft of spacious and flexible accommodation that can easily adapt to your families preferences
- Spacious living room with a large front-facing window and a stylish feature wall, inviting relaxation and entertaining
- The heart of the home lies within the open-plan kitchen/dining room, showcasing sliding doors that open out to the decked terrace
- Kitchen is equipped with modern cabinetry, a central island/breakfast bar, a gas hob, an integrated oven and areas for your own appliances
- Four bedrooms that vary in size, one of which is a principal bedroom complemented by a balcony that overlooks the rear garden
- Family bathroom comprising of a three-piece suite
- A private rear garden featuring a decked terrace for outdoor furniture with an outdoor bar area, a laid to lawn, a timber shed and side access into the garage
- A driveway providing ample off-road parking, leading down to a single garage for storage use
- Walking distance to the scenic broads, Everitts Park and Oulton Broad North train station





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The Location

Rock Road is situated within the highly desirable area of Oulton Broad North, offering a convenient residential setting with easy access to a wide range of local amenities.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area.

A particular feature of the area is its proximity to Oulton Broad, one of East Suffolk's most sought-after destinations and the gateway to the Norfolk Broads. Residents can enjoy attractive waterside walks, boating activities, leisure facilities, and a selection of popular pubs, cafés, and restaurants overlooking the water. Nicholas Everitt Park is also nearby, providing open green spaces, play areas, and opportunities for outdoor recreation throughout the year.

Lowestoft's award-winning sandy beaches, vibrant town centre, and historic seafront are within easy reach, offering an extensive range of shopping, leisure, and entertainment amenities.

The area benefits from excellent transport connections, with Oulton Broad North railway station providing regular services to Norwich and connections across the region. Convenient road links via the A146, A12, and A47 offer easy access to Norwich, Great Yarmouth, Beccles, and the wider Norfolk and Suffolk area.



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Rock Road, Oulton Broad North

This detached family residence occupies a desirable position within the highly sought-after area of Oulton Broad, Lowestoft, set on a generous plot and offering in excess of 1,400 sqft of spacious and flexible accommodation.

The property is approached via a bright and welcoming side entrance hall that immediately creates a sense of space and practicality. Thoughtfully arranged, this area provides access to the principal ground floor accommodation and serves as an inviting introduction to the home.

The living room is a wonderfully spacious and comfortable reception room, designed for both everyday family life and entertaining guests. Flooded with natural light through a large front-facing window, the room enjoys an airy and inviting atmosphere. A stylish feature media wall provides a contemporary focal point, whilst the generous proportions allow ample space for a large suite of furniture, creating the perfect environment in which to relax and unwind.

A particular feature of the property is the impressive open-plan kitchen/dining room, forming the heart of the home. Recently modernised through the thoughtful removal of an internal wall, this expansive space has been designed to encourage social interaction and family living. The kitchen is fitted with a range of modern cabinetry complemented by extensive work surface space, whilst a central island and breakfast bar offers an ideal setting for casual dining and conversation. Further features include a gas hob, integrated oven and designated areas for additional appliances. The dining area comfortably accommodates a family-sized table and enjoys direct access to the rear garden via sliding doors, creating a seamless transition between indoor and outdoor living. A useful under-stairs storage cupboard enhances practicality, whilst a rear lobby leads conveniently to a ground floor WC.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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The first floor continues to impress with well-balanced and adaptable accommodation arranged around a central landing. The layout has been carefully considered to suit a variety of lifestyles, whether accommodating a growing family, guests or those seeking dedicated home working space.

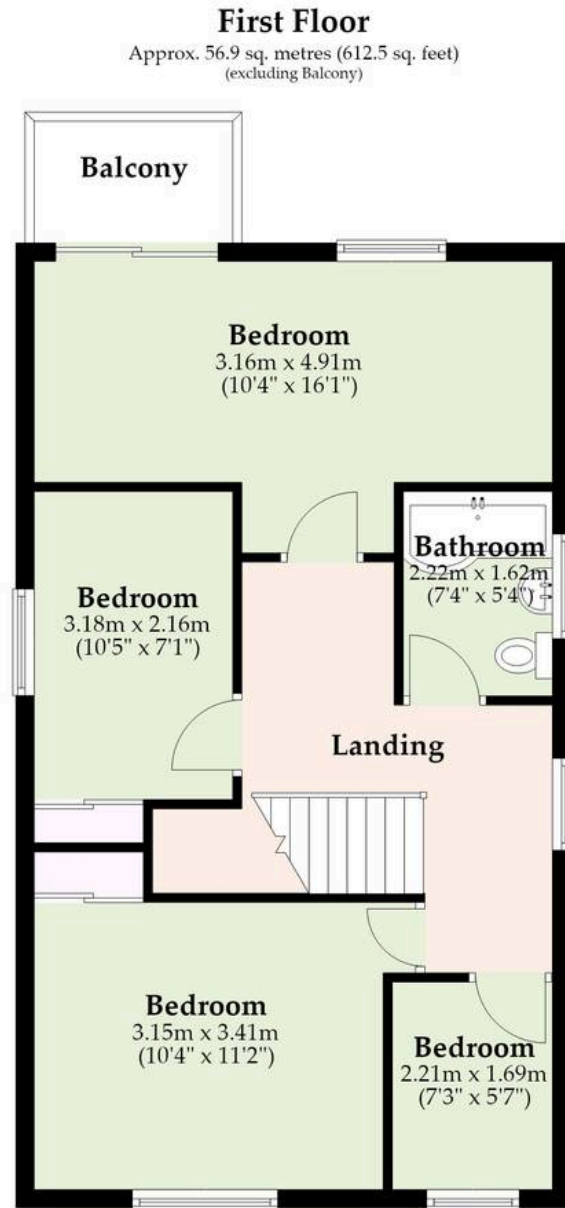
There are four bedrooms in total, each varying in size and offering versatile accommodation. The principal bedroom is a standout feature of the home, benefitting from access to a private balcony overlooking the rear garden. This attractive addition provides a pleasant place to sit and enjoy the outlook across the garden. The remaining bedrooms are all well-proportioned and capable of serving a variety of purposes to suit individual requirements.

The family bathroom is fitted with a three-piece suite and serves the first-floor accommodation. Together with the ground floor cloakroom, the property offers practicality and convenience for busy households.

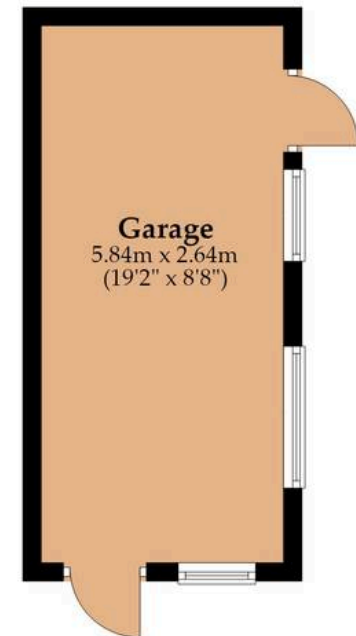
Outside, the rear garden provides an excellent setting for both everyday enjoyment and entertaining. A generous decked terrace extends directly from the kitchen/dining room, creating an ideal space for outdoor furniture, al fresco dining and summer gatherings. The garden continues with a laid lawn offering plenty of space for children and pets, whilst additional features include a timber shed and side access into the garage.

To the front, a substantial driveway provides ample off-road parking for multiple vehicles and leads to the single garage, which offers useful storage space. The inclusion of an EV charging point adds further practicality for modern-day living.

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Garage
Approx. 15.4 sq. metres (165.7 sq. feet)



Total area: approx. 131.7 sq. metres (1418.0 sq. feet)

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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.

Plan produced using PlanUp.

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