

HARDIMANS

Beechside Broadview Road
Oulton Broad, Lowestoft, NR32 3PL
Guide Price £900,000



Beechside Broadview Road, Oulton Broad, Lowestoft, Suffolk, NR32 3PL

Situated in what is considered one of the best locations in town, this outstanding Broadside residence provides an amazing opportunity for anyone passionate about boating, not only enjoying fantastic views over the Broads, but also having direct access to the broadland system, with it's excellent moorings and slipway. This is obviously a dream come true for those who wish to have the best of both worlds, one at home overlooking the waters, and another exploring the beautiful natural park of the broads and its waterways. This splendid detached house offers an exceptional living experience. With four/five generously sized bedrooms, including a master suite complete with an ensuite bathroom, feature Sauna, and a spacious balcony which takes full advantage of the views.

The heart of the home features a quality kitchen fully fitted with light grey high gloss units, seamlessly blending style and functionality. From here, bifold doors open into a lovely open plan lounge diner, where yet another set of bifold doors provide access to the conservatory. This wonderful space creates a warm and welcoming atmosphere, ideal for both intimate family gatherings and larger social occasions, or even a perfect place to relax and enjoy the beautiful sunsets.

One of the standout features of this property is its fantastic broadside location, complete with brilliant moorings and a slipway, making it a dream for boating enthusiasts. The total grounds extend to 0.51 acres, which include parts of the broad (please see ordnance plan). The stunning views over the broads enhance the appeal, offering a picturesque backdrop to daily life.

This home is not just a place to live; it is a lifestyle choice, combining comfort, elegance, and the beauty of nature. With its prime location and impressive amenities, this property is a rare find in the Lowestoft area. Don't miss the opportunity to make this remarkable house your new home.

Composite double glazed door to:-

ENTRANCE PORCH

tilled floor, upvc door and side windows to:-

SPACIOUS ENTRANCE HALL

with oak and glass staircase to first floor, fitted cupboards under, radiator, sliding door to built-in cupboard housing electric meters and solar panel controls together with battery, double doors to lounge.

WALK-IN CLOAKROOM

with ample hanging space, tiled walls and floor, sliding door to:-





GROUND FLOOR CLOAKROOM

with low level wc, vanity washbasin, tiled walls and floor, chrome towel rail/radiator, upvc opaque glazed window.

DINING ROOM

upvc double glazed window, vertical blinds, radiator, large opening to:-

MODERN FITTED KITCHEN

in an attractive range of light grey high gloss fronted units, one and a half bowl ceramic sink, hot and cold mixer tap, recess and plumbing for washing machine and dishwasher, space for tumble dryer, double oven/grill, pull-out pantry cupboard, island worktop with granite work surface, AEG 4 burner ceramic hob with matching modern stainless steel rising from worktop extractor, pull-out larder unit, tiled splashback, range of fitted wall cupboards, inset ceiling spot lighting, oak effect flooring, integrated refrigerator and freezer with front decor panels, bifold doors connecting to lounge/diner, upvc door to side glazed entrance.



PORCH

with front and rear doors, glass roof, upvc glazing, tiled floor.

SPLENDID LOUNGE/DINER

2 radiators, extensive inset ceiling spot lighting, upvc double glazed picture window overlooking the rear patio and superb views over the Broads, double doors to:-

REAR PORCHWAY

with further double doors to rear patio and garden, bifold doors to:-

CONSERVATORY

with solid roof, upvc double glazing, roller blinds, double radiator, superb views over the Broads.

INNER HALLWAY

with access to roof void.

MASTER BEDROOM 1

with upvc double glazing, double radiator.



BEDROOM 2

upvc double glazed window, splendid unobstructed Broadland views, double radiator.

MODERN FITTED BATHROOM

with a double walk-in shower cubicle, shower boarding, thermostatic shower unit with overhead drencher, low level wc with concealed cistern, vanity washbasin, tiled walls and floor, chromed towel rail/radiator, upvc opaque glazed window.

BEDROOM 3

upvc double glazed window with splendid unobstructed Broadland views, double radiator.

STAIRS TO FIRST FLOOR AND LANDING

STUDY/BEDROOM 5

upvc double glazed window, vertical blinds, inner walk through room with double glazed velux window. Note: This area could provide for a study area if so required.

MASTER BEDROOM 2

extensive range of fitted bedroom furniture in maple wood effect finish comprising 3 double and 2 single wardrobe cupboards with matching bedside cabinets and headboard, 2 radiators, 2 velux windows, sliding patio doors to roof top balcony with stainless steel and glass balustrade, superb Broadland views. Note: From the main bedroom there is a door way access to a large walk-in roof eaves providing ideal storage space.

EN SUITE BATHROOM

with a Jacuzzi corner bath, vanity washbasin, low level wc with concealed cistern, corner Quadrant shower cubicle, thermostatic shower unit, radiator, tiled floor, feature pine sauna, opaque glazed window.

BASEMENT

The property does have a basement primarily used for maintenance.





OUTSIDE

The property is approached by a private roadway leading to its own good size drive made up with an attractive concrete impressions block design. This area provides more than ample car standing space and leads to a detached double garage. To the side of the property is an interesting and attractive patio area with matching pathways providing lovely areas to sit out and enjoy the sun. there is a also a timber garden store, timber summer house with double doors and paved patio area. To the rear are good size gardens laid to lawn, adjacent to the main property is a raised patio providing a great space to enjoy fantastic Broad's views. There are extensive lawns with flower and shrub borders. The property has excellent moorings for several craft which would accommodate a large boat together with an excellent slipway providing easy access to the main Broadland system. The vendors also have use of a buoy which is perfectly located about 70ft into the Broad's, which allows a further boat to be moored to.

DETACHED DOUBLE GARAGE

of brick construction with upvc fascia boards, power and light on a fused supply, water tap, remote control double up and over door.

TENURE

Freehold

COUNCIL TAX BAND

F

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: The garden has been elevated, slopped up, towards the steps leading to the raised patio. The garden has been flooded from time-to-time, during high spring tides, there's not been any water ingress into the house, or its sub-basement, during the owners occupation.

* Broadband: Ultrafast download 1800mbps upload 1000mbps

* Mobile: EE, O2, THREE, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

SOLAR PANELS

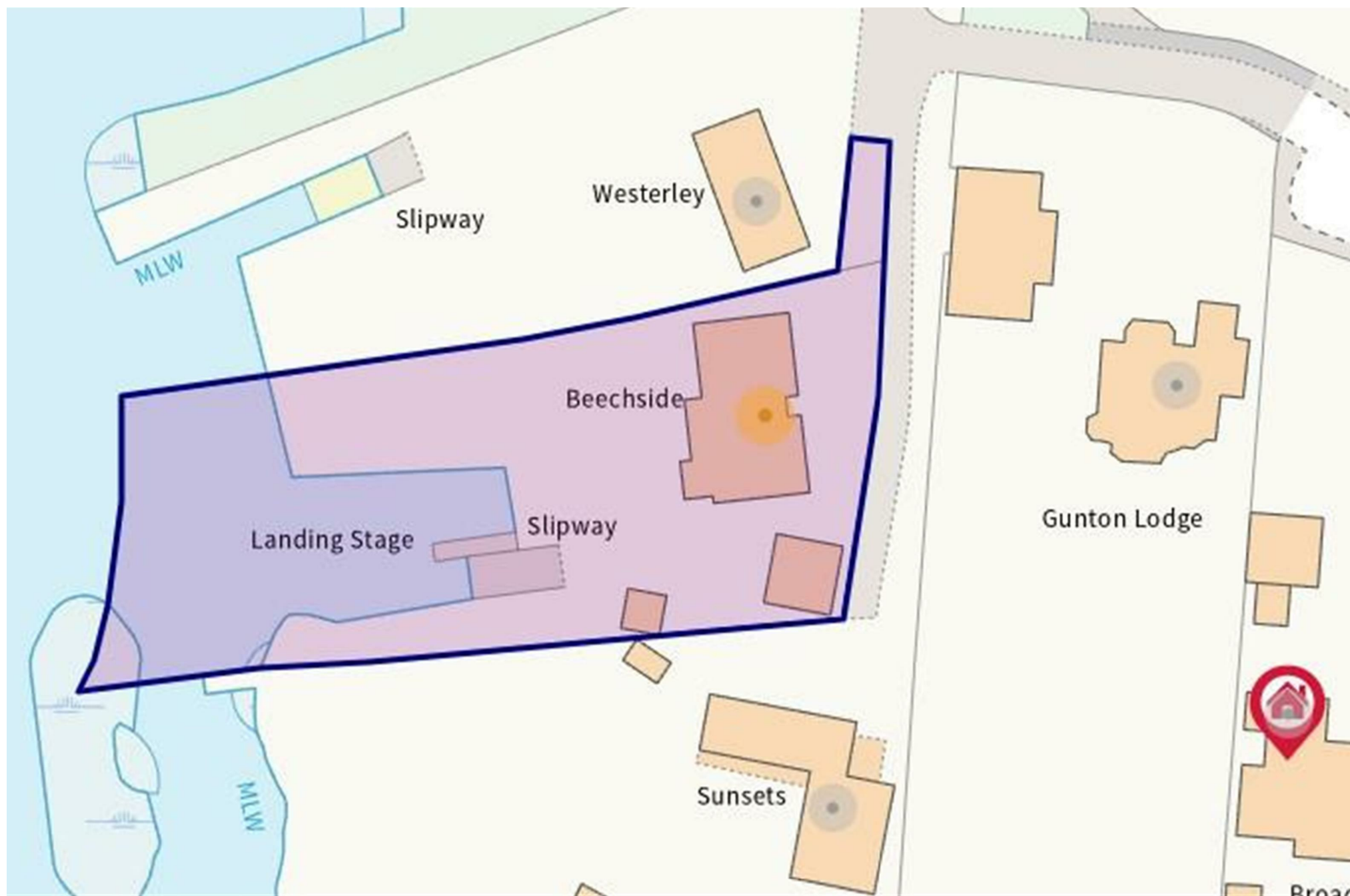
The property has the benefit of having 16 pv solar panels, with a net capacity of 3.60 (KW). The panels were installed 20/01/2014 via 'Anglian



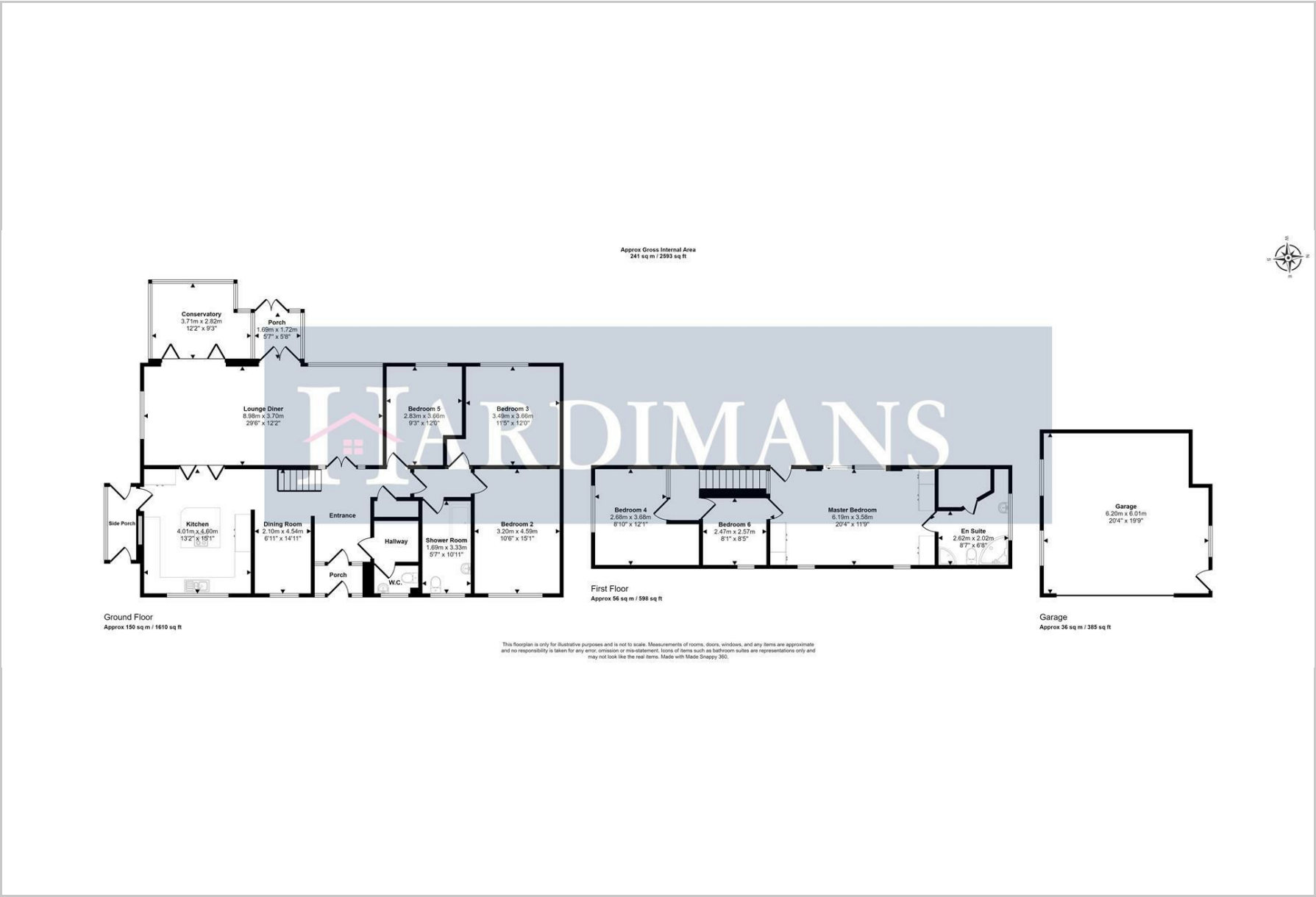
Green deal Ltd'. The company provide a 20 year monitoring & maintenance service, and we understand the panels were purchased. The feed in tariff agreement is with NPOWER. Furthermore, we understand the vendors have added a Battery (solar storage unit) to the existing system which was installed 31/05/2018. This has a 10 year manufacturers warranty.



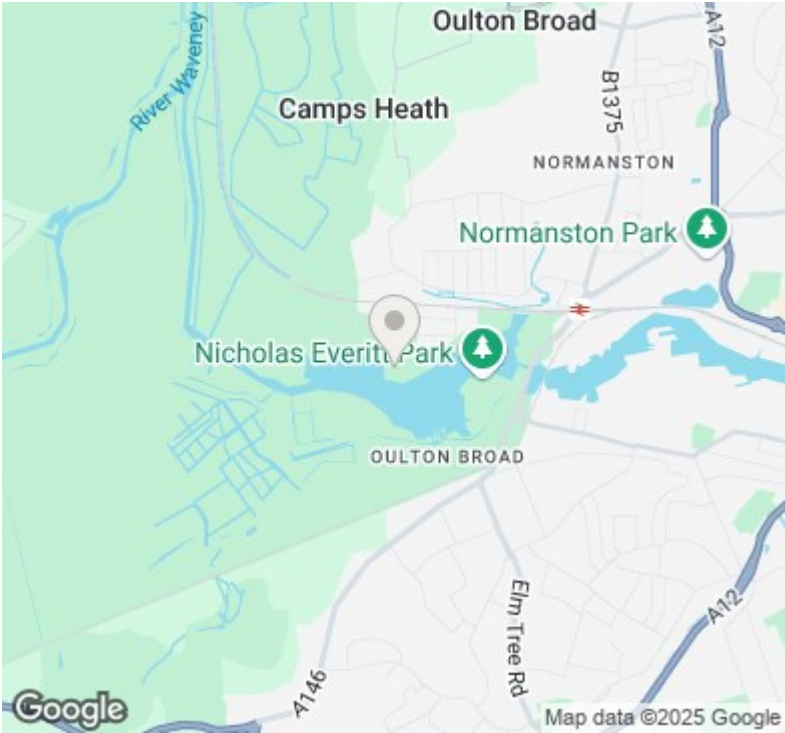




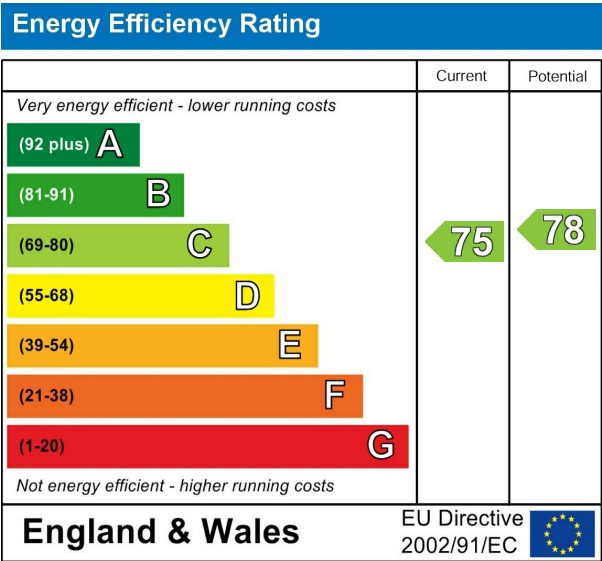
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

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