



BROADVIEW ROAD, OULTON BROAD
£1,400,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BROADVIEW ROAD, OULTON BROAD, SUFFOLK NR32 3PL

- A striking 3 storey Broadside residence with stunning panoramic views out over the water
- Versatile accommodation extending to approximately 3,000 sq ft
- South facing gardens extending to approximately 0.35 acres
- Large mooring dock measuring approximately 47'6" x 19ft with a second side on mooring extending to 50ft, both served by water and power
- Double garage with ample off road parking
- A stunning an unusually large master suite with spacious balcony, sauna, fully fitted dressing room and 5-piece bathroom
- 4 further double bedrooms, one currently used as a games room, plus a fully fitted study

Offering commanding views out over Oulton Broad, this stunning three storey waterside residence is perfectly placed to give access out to sea as well as to the entire Norfolk Broads network.

The well maintained gardens extend to approximately 0.35 acres, running down to the edge of the Broads with a 47ft long mooring dock with an additional 50ft side on mooring, both served by power and water.

The spacious and versatile accommodation extends to approximately 3,000 sq ft with semi open plan living spaces leading to a generous conservatory with far reaching views out over the grounds and the Broads beyond.

The high quality, high gloss German kitchen is finished with black granite worktops with a comprehensive range of high end appliances and a matching utility room. The ground floor also offers a fully fitted study and games room/bedroom 5.

On the first floor is the massive master suite which includes the primary bedroom which leads out onto a sizeable balcony with breathtaking views of the Broad, spiral staircase to the garden and a free standing sauna. It is further complemented by a large dressing room, fully fitted with a comprehensive range of fitted furniture and an equally impressive five-piece en-suite bathroom. Two further double bedrooms are on this floor, served by a family bathroom.

Up on the second floor is an impressive guest suite, currently used as a TV and music room with en-suite facilities and a private balcony providing breathtaking views of the Broad.

The property also offers ample off road parking with a large integral double garage. Oulton Broad itself is a highly regarded village, well served by a comprehensive range of local amenities including a variety of shops, restaurants and pubs with two train stations, ensuring great accessibility.



To fully appreciate the position, size, quality and versatility of the impressive property. A full viewing is strongly recommended.

ACCOMMODATION

Entrance Porch

Entrance Hall

Staircase to first floor, wall lights, coved ceiling, contemporary styled radiators, built in cupboard.

Study: 10'6" x 9'1"

Dual aspect with fitted blinds with fitted blinds. Full range of fitted furniture including two work stations. Coved ceilings, radiator.

Cloakroom

Contemporary suite with w/c, vanity wash basin, fully tiled floors and walls, coved ceiling and down lighters.

Games Room/Bedroom 5: 14'0" x 11'0"

Range of fitted storage cupboards incorporating a built in drinks fridge. Built in cupboard. Radiator and windows to side with fitted blinds.

Semi Open Plan Living Space

Dining Room: 13'10" x 12'4"

Sitting Room: 24' x 17'4"

Excellent entertaining space with wooden flooring, down lighters, radiators, coved ceiling and two sets of French doors leading out to:





Conservatory: 16'1" x 9'2"

South facing with impressive views out over the garden to the Broads beyond. Tiled floor, radiator, French doors to side.

Kitchen/Breakfast Room: 18'3" x 11'1"

Extensive range of German high gloss units finished in black granite worktops, upstanding hand splash backs with breakfast bar, sink unit and drainer with boiling water tap. The comprehensive range of Miele appliances includes a pyrolytic electric oven, separate steam oven, warming drawer, integrated fridge/freezer, induction hob and contemporary extractor. Downlighters, tiled floor, French doors out onto the south facing terrace.

Utility Room

Range of high gloss units with black granite worktops. Sink unit and drainer, integrated washing machine, tumble dryer and a second built in fridge/freezer, tiled floor, door to side, radiator.



FIRST FLOOR

Landing

Built in airing cupboard, staircase to second floor, wall lights, radiator.

Master Suite

Master Bedroom: 23'10" x 13'5"

Incredibly spacious bedroom with two ceiling fans, radiators, coved ceiling and two sets of French doors leading out onto the large private south facing balcony which provides far reaching views out over the grounds and the Broads beyond. A spiral staircase gives direct access down to the rear garden and there is a free standing sauna and exterior lighting.





En-Suite Dressing Room: 17'3" x 11'2"

With an extensive range of fitted wardrobes and dressing table and a fitted fridge. Radiator, coved ceiling, radiator, box bay window to rear.

En-Suite Bathroom

Contemporary suite with two wash basins with integrated storage. Shower enclosure, corner Jacuzzi bath, w/c, heated towel rail, coved ceiling, down lighters, extractor fan. Shaver point.

Bedroom 2: 15'10" x 11'1"

Window to front aspect. Full range of fitted furniture. Coved ceiling, radiator.

Bedroom 3: 13'7" x 13'7" (max)

Window to front aspect - fitted triple fronted wardrobe, coved ceiling, wall light.

Family Bathroom

Vanity wash basin with integrated storage, w/c, panelled bath with fitted shower and screen, coved ceiling, downlighters, heated towel rail, shaver point.

SECOND FLOOR

Guest Suite/TV and Music Room: 17'7" x 16'2"

French doors to private south facing balcony with panoramic views. Radiator, downlighting, walk-in storage cupboard.

En-Suite Shower Room

Shower enclosure, vanity wash basin, w/c, fully tiled. Access to eaves.





OUTSIDE

The property is approached via a brickweave driveway which provides parking for several vehicles. Raised beds and enclosed by mature hedging and new fencing. Gated access to the rear.

Integral Double Garage: 16'9" x 16'1"

With twin electric roller doors. Power connected.

The total plot extends to approximately 0.35 acres with the vast majority of the grounds set to the rear of the property gently sloping down to the Broad.

Enjoying a southerly aspect, the garden is mainly laid to lawn with mature trees, shrubs and hedging with a large sun terrace and steps up to a further raised seating area which gives direct access to the conservatory, kitchen/breakfast room and via a wrought iron spiral staircase, the master bedroom.

At the water's edge the property offers a concrete side on mooring measuring approximately 50ft with built in steps and fitted fenders.

There is also a large concrete mooring dock measuring approximately 47'6" x 19ft again with fitted fenders and built in steps. Both berths are served by shore power and water.

The grounds also include two large sheds and a greenhouse.

ADDITIONAL INFORMATION

Freehold

Services: Mains - water, drainage, electricity and gas

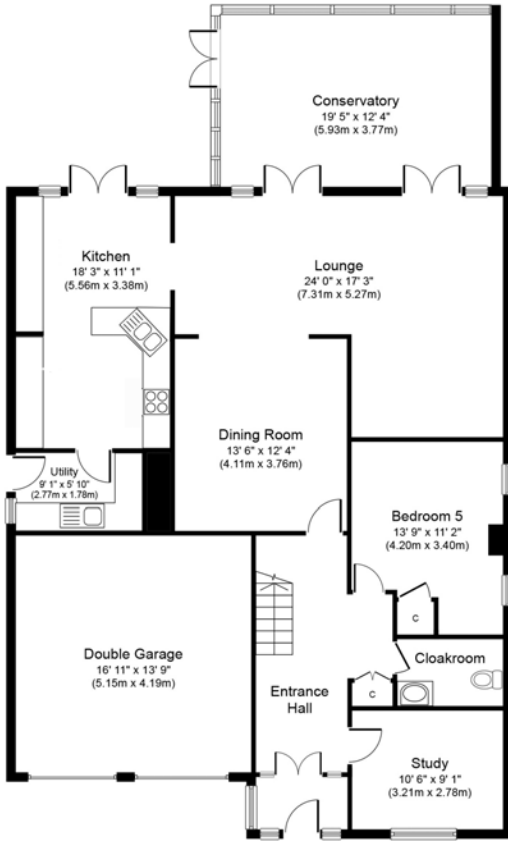
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

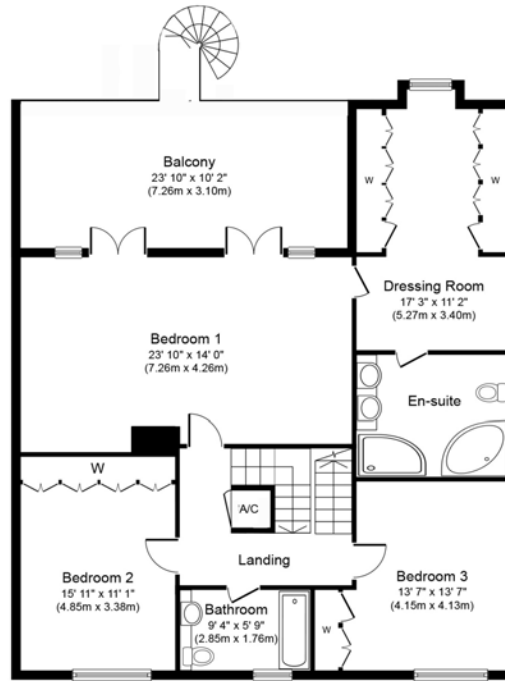
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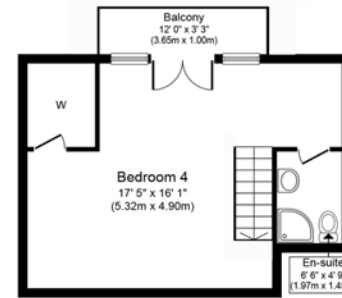




Ground Floor
Approximate Floor Area
1,514 sq. ft.
(140.6 sq. m.)



First Floor
Approximate Floor Area
1,164 sq. ft.
(108.1 sq. m.)



Second Floor
Approximate Floor Area
347 sq. ft.
(32.2 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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