



Two Ways  
Hall Drive | Oulton Broad | Norfolk | NR32 3PU

FINE & COUNTRY

# LIVING NATURE



“Within the desirable area of Oulton Broad, at the end of a quiet road with no passing traffic, just a short walk from the marshes, this home is central but secluded. The long south-facing garden attracts so much wildlife and the house makes the most of the setting with beautiful views from every window. This is the perfect place in which to raise a family, or indeed for three generations to live together thanks to the annexe potential.”



# KEY FEATURES

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- A Spacious and Detached Family Home, located in the Popular Area of Oulton Broad
- Five Bedrooms; Three Bath/Shower Rooms (One Ground Floor)
- Principal Bedroom with En-Suite Shower Room and Balcony
- Two Reception Rooms; Study and an Office
- Kitchen/Breakfast Room and Separate WC
- Large Attractive Gardens measuring just under 0.5 of an acre
- Convenient Access via Two Entrances
- Off Road Parking and Large Car Port
- The Accommodation extends to 2,174sq.ft
- Energy Rating: E

Homes as central as this are not usually so peaceful, so this is a rare find. Spacious and light within, a south-facing garden beyond, set right on the edge of Oulton Broad, near to the marshes and close to the station, shops, schools, parks and the Broad itself, it has so much to offer, yet when you're at home, you can leave the outside world behind.

## Location, Location, Location

It was the location that originally drew the owners here, around 40 years ago. The length of time they've stayed demonstrates that this really is a wonderful home and it's proved to be very versatile. Over their time here they have made a number of improvements, such as adding a front extension that offers annexe potential on the ground floor and two good size bedrooms above, plus upgrading the kitchen and bathrooms. The result is a delightful and friendly family home with an abundance of space, inside and out.

## Room For All

You enter the property to one side and find yourself in a bright and welcoming entrance hall with a cloakroom straight ahead, access to the back garden and a door to the open plan heart of the home. This is the recently refitted kitchen, with a sociable layout, island with breakfast bar and double doors to the garden. It's another light and attractive room. Stairs lead up to the first floor, and you also have doors to the formal dining room and to the main sitting room. The dining room has sliding doors to the front, a spacious study to one side, so you can work tucked well away from the rest of the house, plus an adjacent shower room.





# KEY FEATURES

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This part of the house was added as a granny annexe and would also work well as a suite of rooms for an adult child returning home or as guest accommodation. The main sitting room has windows to the east and a beautiful picture window framing the gorgeous views down the long, sunny garden. The room is open to an office area – popular as a place to work because it shares the lovely outlook. There’s also a fireplace with a log burner in the sitting room, so even on grey winter days, you can keep it cheerful and warm in here. Upstairs, the master suite is stunning, with ample built-in storage, a luxurious en-suite and a balcony where you can soak up the sun and watch the wildlife. There are four further bedrooms, two with built-in storage, sharing a refitted family bathroom.

## Leafy Surroundings

The garden here is a huge bonus. It’s very private and secluded, faces south to maximise the sunshine, and has a raised terrace looking down over the lawns. When the owners came here, the garden had already been landscaped, and they have kept the structure and design, creating seating areas in different parts to make the most of the lovely surroundings. They have also encouraged wildlife into the garden, some visiting the pond. You’ll see so many birds here, as well as deer, foxes, bees and butterflies, so there’s always something to spot. The owners spend as much time out here, or looking out from inside, as they can and love the connection they have to nature. It’s also a fun garden for children, with lots to explore and places to camp out or build dens. The house sits at the end of a no through road, so there’s no passing traffic and it’s very safe for children heading out to play or ride bikes. You can walk to the marshes in just five minutes, get a bus from down the road into the town, or walk to the station and hop on the train. You’re close to the beach and to the Broads, but you also have shops, schools and more on the doorstep. It’s a beautiful part of the world and from here you can make the most of it all.





GIM O' CLOCK





















# INFORMATION

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## On The Doorstep

Oulton Broad itself is the most southern area of open water on the Broads Network. The village has an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to Norwich then on to London. Oulton Broad is part of Lowestoft the most Easterly point in the United Kingdom and has wonderful beaches. The area is well served by state and private schools.

## How Far Is It To?

Norwich lies approximately 26 miles north west of Oulton Broad and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The seaside town of Southwold is 13 miles to the south and the attractive and popular market town of Beccles is 9 miles away with its independent shops, restaurants, cafés & bars. Beccles also benefits from a main line rail link to Liverpool Street via Ipswich.

## Directions - Please Scan The QR Code Below

Leave Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad for about 8 miles. When you reach the Shell Garage roundabout after the Oulton Broad North Train Station, join the B1375 and then take the left hand turn on to Hall Road. Follow this road and when this road meets Christmas Lane you will reach Hall Drive, when you reach the end, take the left hand fork and the property will be found on the left hand side.

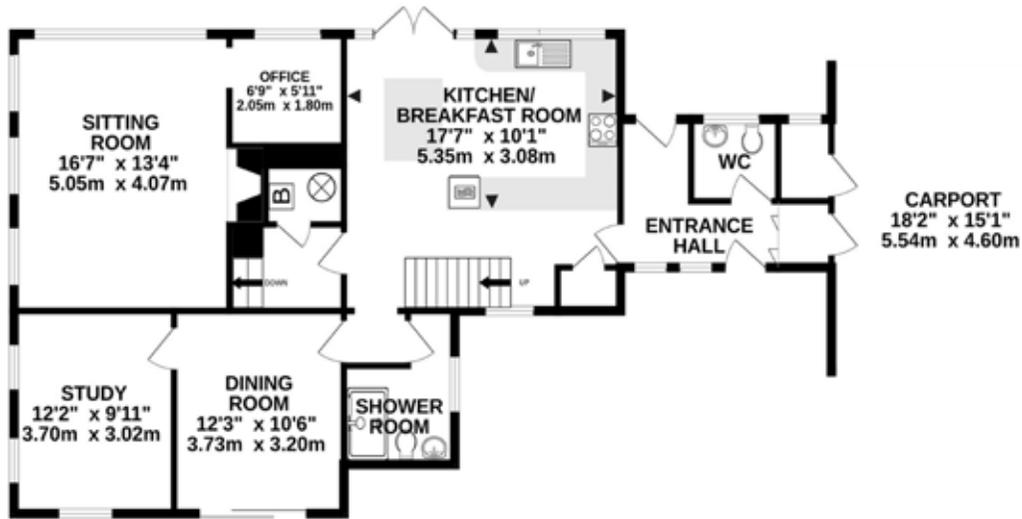
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[corner.waffle.vowel](#)

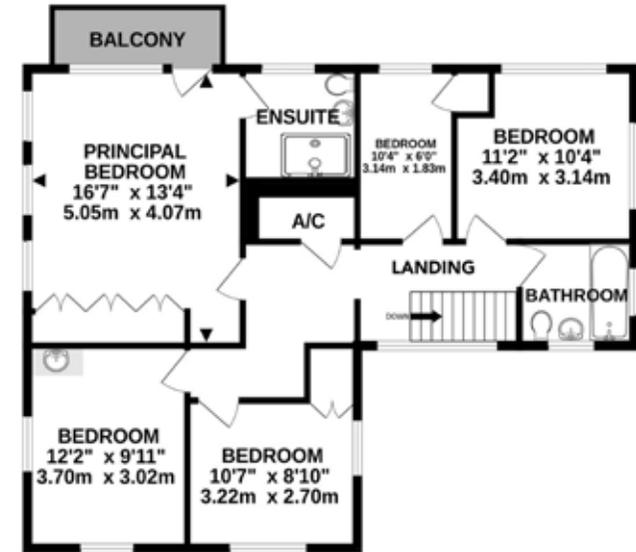
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band E  
Freehold





GROUND FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.

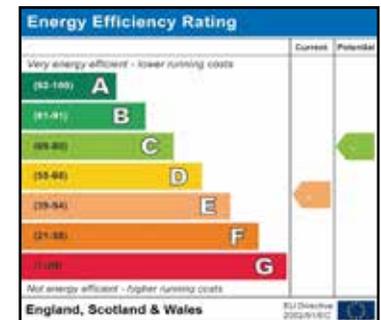


FIRST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.

TOTAL FLOOR AREA : 2174 sq.ft. (201.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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