



Morlands
Borrow Road | Oulton Broad | Suffolk | NR32 3PW

FINE & COUNTRY

PRESTIGE AND PROMISE



“In a highly desirable location, this bespoke build has so much to offer. It’s been in the same family for around four decades, having been built for and by them to their exacting specifications, and has been incredibly well maintained.

There’s scope to put your own stamp on it and make it your own, but the sheer amount of space here and the super setting will blow you away.”



KEY FEATURES

- A Detached Property in a Desirable Location within Walking Distance to Oulton Broad
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Sitting Room and Conservatory
- Large Entrance Hall with Study Area
- Double Garage with Games Room Above & Separate Single Garage
- Ample Off Road Parking
- The Accommodation extends to 2,988sq.ft
- Energy Rating: D

This is a wonderfully light, bright and welcoming home with excellent proportions throughout. The flexible accommodation offers up to four bedrooms and the views out over the sunny garden are a delight. Imagine yourself sitting out on the front veranda, soaking up the sun and watching the world go by – this is a lovely spot! Well placed for access to the countryside, the Broad and the coast, with first-class transport links, it's easy to see the appeal.

Putting Down Roots

Having lived in Oulton Broad for a while and having enjoyed the lifestyle, the owners of this impressive home decided to build this bungalow as their retirement home, so they could stay in the area. The family project was highly successful and the property now comes to the open market for the first time ever. It's clear this is a very well thought out and solid, quality build with hardwood windows and doors throughout and it would be ideal for either a family or for a retired couple. The owners themselves hosted many family gatherings here, taking advantage of the space on offer, and it's also a great place to relax as it's refreshingly peaceful.





KEY FEATURES

Rising To Every Occasion

As you step into the property, you pass through a south-facing veranda where you can sit and look out over the garden. You come into a roomy entrance hall that leads around to a good size study area on the right, ideal for tucking yourself away to get your paperwork done. To your left is the main sitting room with a feature fireplace and triple aspect, light pouring in all day long. To the right is the kitchen breakfast room, with a breakfast bar and a stable door into the spacious and practical utility room, which in turn leads onto a cloakroom. There's also a very large conservatory that faces both south and east, so again gets plenty of sun. This is sizeable enough for both dining and seating and has a door to the garden at each end. There are two bedrooms on each floor of the house, the master having an en-suite, plus a family bathroom on the ground floor and shower room on the first floor. This adds great flexibility and means you could live on the ground floor and keep the top for guest accommodation or visiting grandchildren.

Sunny Delight

Outside you have both a double and a single garage, with plenty of additional parking on the driveway. The double garage has a games room above and this part of the property is ripe for conversion if desired. You'd still have storage in the other garage. The garden divides into different areas, with a gravelled area behind the property, with a summerhouse, plus lawns to the south with mature planting. One of the owners was a keen gardener and you'll find the beds well stocked. You could also extend the planting across part of the existing parking - whatever it is you're looking for, this is a place that can meet your needs. It's beautifully quiet and peaceful here and it's convenient too, with everything on the doorstep. You can walk out into open countryside, watch powerboat racing on the Broad, head out in a kayak, walk to the station and hop on a train to Ipswich and from there to London. There are shops, restaurants and leisure facilities galore here. Never a dull moment!

















INFORMATION



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 Wherry Public House, take a left hand turn on to Caldecott Road and at the end of the Road turn left again. At the end of this road you will reach a sharp left hand turn. After you go around the corner turn right onto Borrow Road. Continue down Borrow Road for half a mile and the property will be on your right.

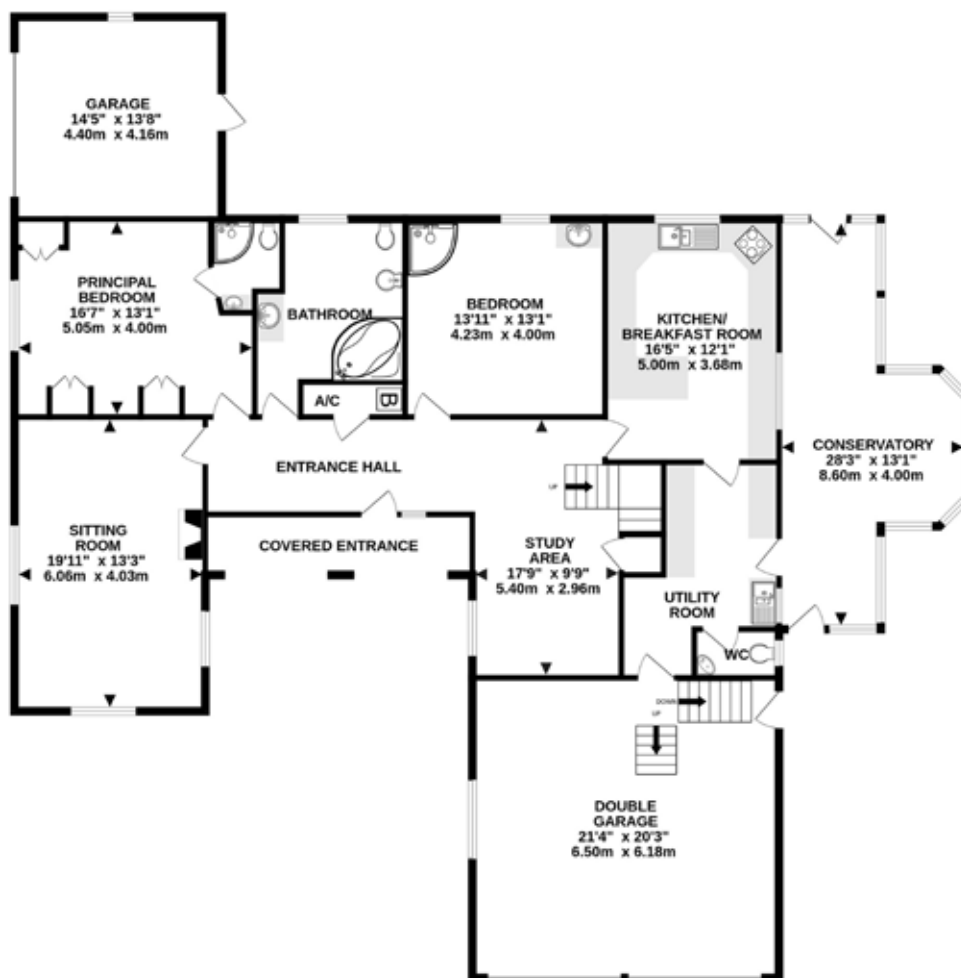
What Three Words Location

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... dote.notebook.passions

Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage via Septic Tank
Ultra Fast Broadband Available - please see www.checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk/en-gb/mobile-coverage
East Suffolk Council; Council Tax Band F
Freehold





GROUND FLOOR
2425 sq.ft. (225.3 sq.m.) approx.

FIRST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

TOTAL FLOOR AREA : 2988 sq.ft. (277.6 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-55)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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