



Broadbank
Broadview Road | Oulton Broad | Suffolk | NR32 3PL

FINE & COUNTRY

BROADSIDE BEAUTY



“Sit out on the south-facing terrace looking over the Broad as the light catches the water, take an early morning dip or head out for a cruise from your own private mooring, watch kingfishers dart past the end of your garden...

This home sits in a very special position, elevated with spectacular views across Oulton Broad.

Renovated top to bottom, the property itself combines unspoilt period features with stylish modern comforts and is beautifully presented.

An enviable home indeed!”



KEY FEATURES

- A Breathtaking and Elegant Semi-Detached Edwardian Waterfront Family Home, located on One of the Areas Most Desirable Roads
- Four Spacious Bedrooms and Two Bath/Shower Rooms
- The Luxurious Principal Bedroom Suite benefits from a Dressing room and En-Suite
- Kitchen and Ground Floor WC
- Two Reception Rooms and a Garden Room
- Charming Character Features Throughout the Property
- Attractive Rear Garden and Summer House Overlooking the Broad
- Private Mooring Extending to Approximately 10 meters
- Ample Off Road Parking
- Energy-Efficient Solar-Assisted Water System
- Energy Rating: D

This home sits on one of the most prestigious roads in the area and enjoys one of the finest plots. Angled to catch plenty of sun but offering a surprising degree of privacy, the views out over the water are unrivalled. The property itself is also impressive, with many original features, and has been meticulously renovated allowing the authentic character to take centre stage. All rooms facing the Broads have a south facing aspect making this a truly wonderful family home and a place you won't want to leave!

An Air Of Elegance

Built around 1915, this home perfectly combines the elegant proportions and light-filled rooms of the Edwardian era with the exquisite craftsmanship and attention to detail of the Arts and Crafts movement. When the current owners came here, over 15 years ago, the house needed a lot of work, but because it had been relatively untouched, many of the original features remained. The owners have carried out a full renovation, from the roof to the ground, including the repair of original features and, where needed, commissioning bespoke architraves and skirting to match what was already here. Everything has been done with flair and style and the result is a home that's spacious, bright and welcoming, with no work to do.





KEY FEATURES

Comfort And Style

On the ground floor, the high-spec kitchen is a sociable room with stools up at a breakfast bar. There are two elegant reception rooms, each with feature fireplaces. The sitting room has a charming bay window framing the outlook down the garden to the water, and is part open to the dining room, which in turn leads to a garden room. This is a real suntrap and is actually very usable throughout most of the year – as soon as the sun comes out, it quickly warms up and enables you to enjoy a connection to the garden when it's too cold to be outside. On the first floor, the stunning principal suite also has those fabulous views and benefits from a private dressing room and luxurious bathroom. A second bedroom has a window seat where you can curl up and enjoy the view. Head up the beautifully turned wood staircase with the attractive 'wave' spindles and on the top floor you'll find another two bedrooms sharing a shower room. The owners' children had this floor to themselves and used the landing as a snug, so they had plenty of room to host friends with nobody getting under each other's feet.

Waterside Wonder

While the house is undoubtedly lovely, it's the setting that sets this property apart. The house is elevated, as is the south-facing terrace, so you can sit out here looking across to the water, with plenty of colour and interest in the garden to enhance the setting. You're almost entirely private up here. Make your way down the garden and you'll see the owners have fenced the bottom section, which is ideal if you have little ones, and have a summerhouse and mooring right at the end. When the boys were younger, they would come home, dash down the garden and jump straight into the water! The family are keen sailors and have been very involved in the local sailing club, as well as paddleboarding regularly. If you enjoy fishing, wild swimming, powerboating, kayaking, sailing or simply watching the world go by, you'll be in heaven here! Want to head out for an evening drink? Take your boat over the Broad and go for it. Open countryside more your thing? Take a stroll to Carlton Marshes where you have around 1,000 acres to explore. If easy access to amenities is important to you, this property ticks that box too. You can walk to the station, to schools, to shops and more. From Oulton Broad South station you can get up down to Ipswich and travel to London. You're also close to the A12 here, which makes travel across the area a breeze. And you're perfectly placed for walks on the beach or days out by the sea, with everything from family friendly traditional resorts and golden sands to nature reserves and dunes within easy reach.

























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. Great Yarmouth and Southwold are easily accessible within a 20 minute drive. The attractive market town of Diss is about 32 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan 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 roundabout with The Wherry Hotel on it take 2nd exit onto Commodore Road. Follow the road and turn left onto Caldecott Road. Continue on this road till you reach Romany Road and turn right. Take the next left on to Broadview Road and the property will be found on the left hand side.

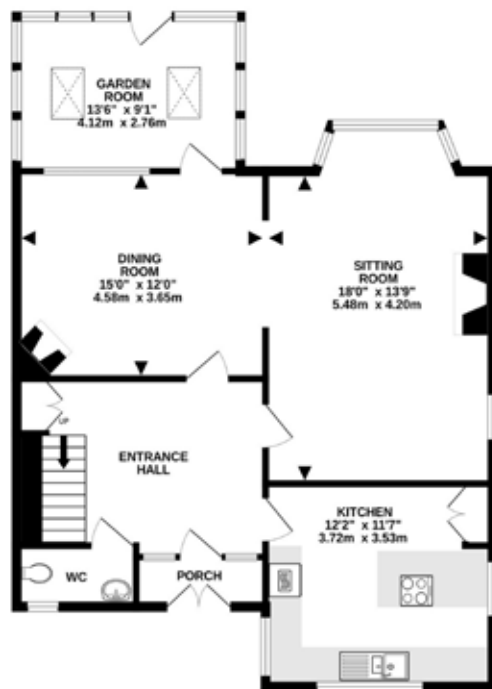
What Three Words Location

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... [importing.length.enjoyable](#)

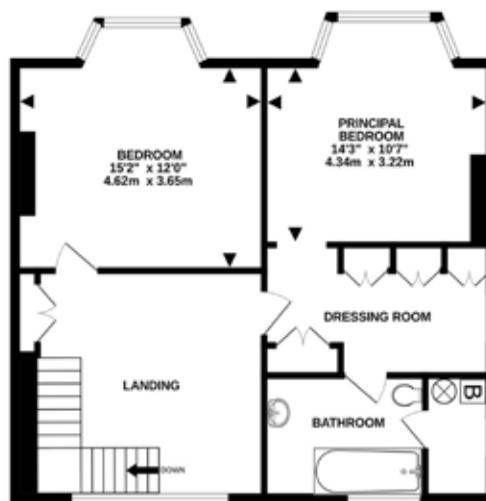
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage, Solar Hot Water
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East Suffolk Council - Council Tax Band: G
Freehold

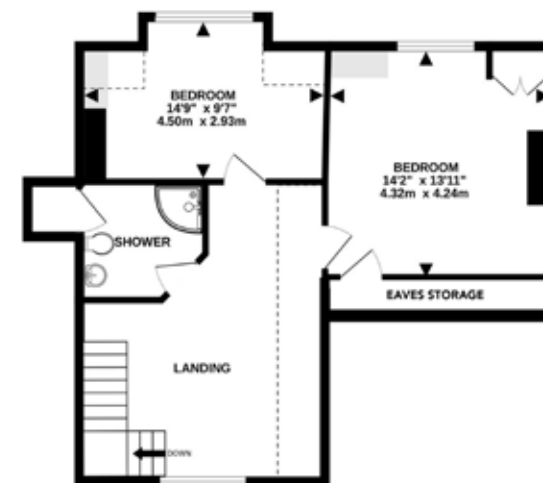




GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



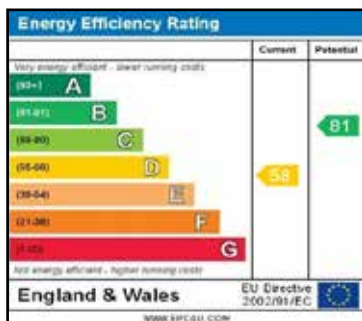
1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



2ND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

TOTAL FLOOR AREA : 2212 sq.ft. (205.5 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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