



3 Maltsters Way

Oulton Broad, Lowestoft, NR32 3PQ

£300,000



**** STUNNING BROADS VIEWS **** Large 3 bedroom home with double garage situated alongside the broads offering views over Oulton broad and Everitt's park. This spacious home offers versatile accommodation including an impressive wide entrance hall, open plan lounge diner with broads views, leading to a modern kitchen breakfast room, Cloakroom/WC along with a utility room, The first floor has 3 bedrooms and a modern shower room, bedrooms 1 & 2 have beautiful broads views. The frontage includes parking and a double garage and the rear garden faces the Broads. A rear opportunity ***** VIEWING ADVISED *****



Wide Entrance Hall

Fitted carpet, radiator, galleried staircase to the first floor, power points, under stairs cupboard.

Cloakroom

Tiled effect vinyl flooring, cloakroom suite comprising of low level W.C, pedestal sink, radiator, tiled splash back.

Lounge/Diner 12'2" x 21'11" (3.72 x 6.69)

Fitted carpet, coved ceiling, double aspect Upvc window providing stunning Broads views, sliding patio doors leading out to the rear garden, timber fireplace with inset living flame gas fire, T.V point, power points, radiator, wide opening to open plan kitchen.

Kitchen 9'1" x 10'9" (2.79 x 3.28)

Vinyl flooring, recently fitted kitchen units, marble effect work surfaces, double composite sink with single drainer, marble effect aqua board splash backs, 2 eye level fitted Neff ovens, integral ceramic hob, integral dishwasher, integral fridge/freezer, Upvc window, power points, flat plastered ceiling, spot lighting.

Utility Room

Vinyl flooring, fitted base units, roll top work surface, stainless steel sink, recess and plumbing for washing machine, power points, Upvc window.

First Floor

Full Sized Galleried Landing

Fitted carpet, power points, loft access leading to insulated loft space.

Bedroom 1 11'3" x 16'2" (3.43 x 4.94)

Fitted carpet, coved ceiling, Upvc window offers stunning Broads views, radiator, range of fitted wardrobes, T.V point, power point.

Bedroom 2 12'6" x 10'10" (3.83 x 3.31)

Fitted carpet, Upvc window providing stunning Broads views, radiator, power points.

Bedroom 3 9'4" x 8'8" (2.87 x 2.66)

Fitted carpet, coved ceiling, full range of fitted wardrobes, power points, radiator, Upvc window.

Shower Room

Vinyl flooring, recently installed shower suite comprising of a walk in double shower cubicle with multi functional shower, vanity sink unit, low level W.C, radiator, full length heated towel rail, Upvc window, spot lighting, full length airing cupboard housing the modern recently installed energy efficient boiler.

Outside To The Front

There is a open plan frontage with double pitched roof garage plus a further allocated parking space.

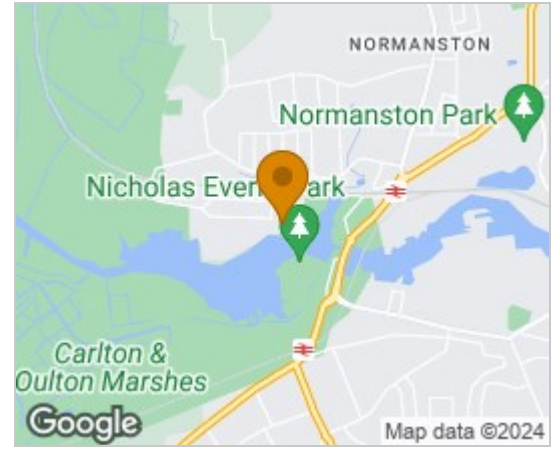
Outside To the Rear

There is a patio garden overlooking Oulton Broad with a range of flower and shrub enclosed by brick walls and iron fencing. The gardens are providing stunning parkland and broads views.

Tenure And Services

- Freehold
- Council Tax Band D
- Mains Water And Drainage
- Mains Electricity And Gas

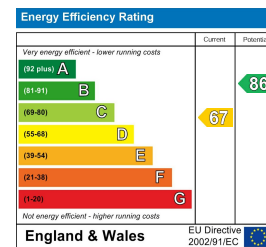
Area Map



Floor Plans



Energy Efficiency Graph



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