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116 Clarkson Road Oulton Broad, NR32 3NX

- BEAUTIFUL DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN CONTEMPORARY STYLE
- OULTON BROAD LOCATION
- NO ONWARD CHAIN
- SOUGHT AFTER NEIGHBOURHOOD
- STUNNING SUN TERRACE TO REAR
- DRIVEWAY & GARAGE
- OPEN PLAN KITCHEN DINER
- GAS CENTRAL HEATING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.00m x 1.25m (6' 7" x 4' 1")

Enter through your modern part-glazed front door into your light and airy Hallway. Extra light is beamed in through the uPVC sealed unit double glazed window located either side of the front door. There's a handy under stair cupboard and openings lead you to your Lounge and Kitchen. A stunning first impression, simply hang up your coat, kick off your shoes and relax in your new home in Oulton Broad.

Lounge 4.85m x 3.57m (15' 11" x 11' 9")

Light, bright and airy due to a huge uPVC sealed unit double glazed window and a 'letterbox' style window to side aspect. There's a radiator, sumptuous fitted carpet and your stairs lead you up to all first floor rooms. A set of glazed double doors lead to the dining part of your Kitchen Diner which also attracts plenty of natural daylight.

Kitchen Breakfast Room 5.73m x 2.62m (18' 10" x 8' 7") *narrowing to 1.95m*

There are two halves to this room, your Kitchen side which is separated by a breakfast bar to your dining side.

A range of base and wall units are fitted to three walls complete with navy blue 'shaker' style doors and drawers and a roll edge worktop over. A one and a half bowl composite sink is located under your uPVC sealed unit double glazed window which allows lovely views over your rear Garden. Integrated appliances include a tall fridge freezer, electric hob which extractor hood over and oven below. There's also ample space and plumbing provided for your automatic washing machine or dishwasher.

On the dining side, plenty of space for a six seater dining suite and a set of uPVC sealed unit double glazed French doors lead you outside. There's a radiator and quality LVT flooring underfoot.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a uPVC sealed unit double glazed window, a fitted carpet and doors leading off to all Bedrooms and Bathroom.

Master Bedroom 3.62m x 2.65m (11' 11" x 8' 8")

Located at the front part of the house, Bedroom 1 features a uPVC sealed unit double glazed window, radiator and sumptuous fitted carpet.

Bedroom 2 3.92m x 2.41m (12' 10" x 7' 11") *narrowing to 2.05*

Located at the rear of the property with beautiful views through your uPVC sealed unit double glazed window. There's also a fitted carpet and radiator.

Bathroom 2.05m x 1.75m (6' 9" x 5' 9")

Your fully tiled Bathroom features a suite comprising of a panel bath with shower and screen over, low level WC and pedestal sink. An opaque uPVC sealed unit double glazed window, vinyl tiled floor and chrome heated towel rail radiator also features.

Bedroom 3 2.81m x 2.05m (9' 3" x 6' 9") *plus over stair storage*

Currently set up as a dressing room, this is would be ideal as a home office or nursery. There's a uPVC sealed unit double glazed window to front aspect, radiator and extra over stair storage.

OUTSIDE

Front Garden and Driveway

As the house is set back from Clarkson Road, you benefit from a good size front garden and long driveway. Laid to gravel with your brickweave Driveway extending to the side of the property with ample parking for several vehicles and leads down to your Garage. A gate leads you into your rear Garden.

Rear Garden & Garage

Your Garage is built in a traditional brick construction and features power, light and up and over door.

Your Garden is enclosed by fence to all sides and is very private with no properties behind. Mainly laid to lawn with a timber summer house, however the crowing glory is the recently constructed sun terrace adjacent to the rear of the house, perfect for sitting out or even a spot of alfresco dining. This Garden is a blank canvas for the budding gardener or a safe haven for children to play.

Council Tax

East Suffolk Council Band C

SUMMARY

Located in a very sought after location in Oulton Broad, this three bed detached family home is a real treat and chain free too!

To view, simply call the number on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A BEAUTIFULLY PRESENTED 3 BED DETACHED FAMILY HOME in SOUGHT AFTER CUL-DE-SAC LOCATION

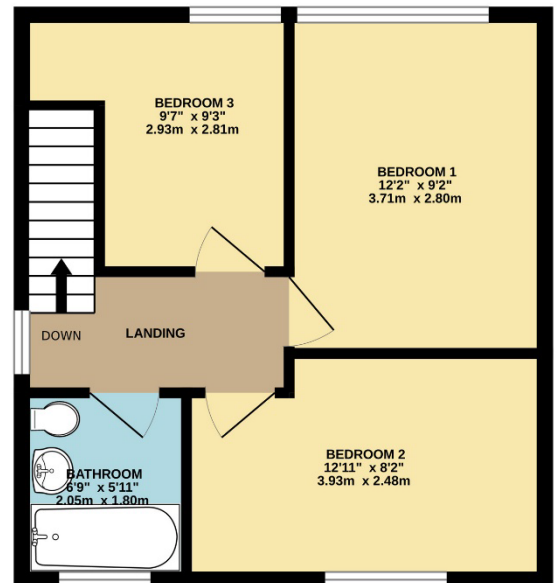
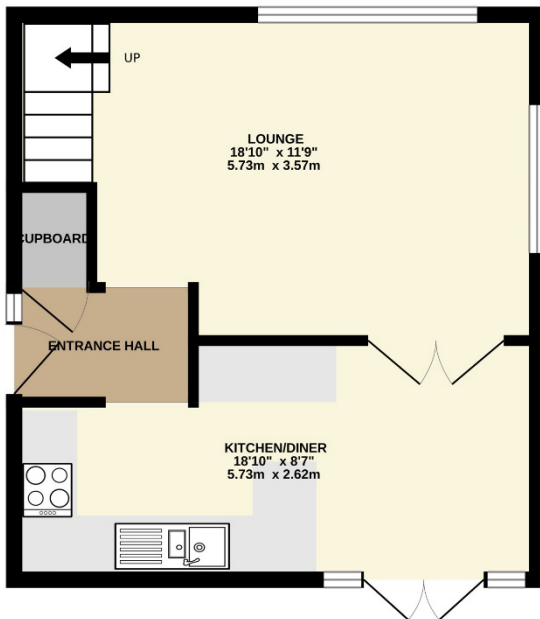
We are delighted to offer for sale this contemporary styled property in a popular secluded neighbourhood in Oulton Broad. Your accommodation comprises of an 18ft Lounge and good size Kitchen Dining Room on the ground floor, while upstairs, three Bedrooms and family Bathroom. All this with the creature comforts of double glazing and gas central heating, this is an excellent opportunity to move straight in and relax in your new home. Outside, your rear garden is very private with a recently constructed and there's a detached Garage and Driveway.

CHAIN FREE & VACANT POSSESSION

Location and Amenities

Set on an established residential cul-de-sac with hardly any passing traffic. Within half a mile is a pub, supermarket with post office, chippy and newsagent. There are regular buses to town. Oulton Broad with its rail links to Norwich, Ipswich and London is less than a mile, where you will find plenty of leisure facilities including the broads, parks, pubs and restaurants with comprehensive menus.

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | e-mail: info@one-estates.co.uk



116 CLARKSON ROAD, OULTON BROAD

TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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