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£400,000



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98 Caldecott Road Oulton Broad, NR32 3PH

- SUBSTANTIALLY EXTENDED with over 2,560 sq ft of LIVING
- FIVE or SIX BEDROOM OPTIONS
- GAS CENTRAL HEATING
- STUNNING PRIVATE REAR GARDEN
- SOUGHT AFTER BROADS LOCATION
- MODERN 22ft KITCHEN DINING EXPERIENCE
- 'OPEN-PLAN' LIVING ROOM
- VERSATILE LAYOUT
- DOUBLE GLAZED THROUGHOUT
- CONTEMPORARY BATHROOMS

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Hallway & Lounge 7.04m x 5.54m (23' 1" x 18' 2")
narrowing to 3.64m

Enter through the modern front door straight into this 'Open-Plan' Reception. The most striking feature is your super cool spiral staircase which leads you up to all first floor rooms.

Your lounge features three uPVC sealed unit double glazed windows which allow an abundance of natural daylight in, fresh flat plastered ceilings with inset spotlights and wood floor offer a contemporary styling plus radiators and a beautiful fireplace housing your log burner is also featured.

Further down the Hall, doors lead off to your Kitchen, Bedrooms 3 and 4 and your ...

Shower Room 2.70m x 1.60m (8' 10" x 5' 3")

This modern contemporary room features a suite comprising of a large fully tiled shower cubicle, low level WC and vanity wash hand basin. Two opaque uPVC sealed unit double glazed windows, ceramic tiled floor and radiator finish the look.

Kitchen Dining Experience 7.04m x 6.81m (23' 1" x 22' 4") narrowing to 3.51m

Over 500 sq ft of living is offered in the most important room in the house. The Kitchen is undoubtedly the place where the family hangs out and this one is quite spectacular.

At the Kitchen zone, a range of base and wall units are fitted to two walls complete with contemporary white doors and drawers with a square edge worktop over. A one and a half bowl sink is located under a uPVC sealed unit double glazed window, opposite you'll discover your range cooker with extractor over and there's plenty of space provided for your automatic washing machine, dishwasher and fridge freezer.

Over breakfast bar, your huge Dining Zone features patio doors leading out to your Garden Room, another uPVC sealed unit double glazed window, wood floor and radiator.

Garden Room 3.60m x 5.66m (11' 10" x 18' 7") max
With panoramic views over your rear Garden, your 'L' shaped garden Room features a ceramic tiled floor with underfloor heating and French door leading outside.

Rear Lobby

This is the link between your Kitchen Diner and three more rooms.

Study / Family Room / Bedroom 6 4.27m x 2.73m (14' x 8' 11").

This versatile room has many potential uses. There's a fitted carpet, radiator and uPVC sealed unit double glazed window to rear Garden views.

Utility Room 3.08m x 1.96m (10' 1" x 6' 5")

Another room with multiple uses, storage, larder...you choose.

Bedroom 5 4.34m x 2.78m (14' 3" x 9' 1")

A good size double Bedroom featuring a fitted carpet, radiator and uPVC sealed unit double glazed window.

Bedroom 4 3.70m x 3.53m (12' 2" x 11' 7")

A good size double Bedroom featuring a fitted carpet, radiator and uPVC sealed unit double glazed window.

Bedroom 3 3.64m x 3.53m (11' 11" x 11' 7")

A good size double Bedroom featuring a laminate floor, radiator and uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

At the top of the spiral staircase, your Landing features a 'Velux' style rooflight, boiler cupboard, there's a built in desk and extra sockets for home working, an airing cupboard and more doors lead off to your Master Bedroom, Shower Room and ...

Bedroom 2 4.32m x 2.57m (14' 2" x 8' 5")

Located at the front of the property with a uPVC sealed unit double glazed window, laminate floor, radiator and built in cupboard.

Bathroom 3.73m x 1.78m (12' 3" x 5' 10")

Your luxury Bathroom features a four-piece suite comprising of a corner shower cubicle, low level WC, vanity wash hand basin and panel bath. Tiled floor, Velux rooflight and heated towel rail.

Master Bedroom 4.32m x 8.20m (14' 2" x 26' 11")

Simply stunning with French doors overlooking your rear Garden and two Velux rooflights for more natural daylight. Eaves storage, wood flooring, radiators and even your very own walk in wardrobe complete with Velux.

OUTSIDE

FRONT GARDEN & DRIVEWAY

A large gravel Driveway provides ample parking for at least two cars and a path leads you down to your front door and through a gate to your rear Garden beyond.

REAR GARDEN

If you are looking for a taste of the country however local to the village centre, then this Garden is for you. Very private, mainly laid to lawn with mature trees shrubs and plants.

Council Tax

East Suffolk Council - Band D

SUMMARY

If you are looking for a good size property in Oulton Broad with plenty of Bedrooms, modern and contemporary with over 2,560 sq ft, then look no further.

To view, simply call us on 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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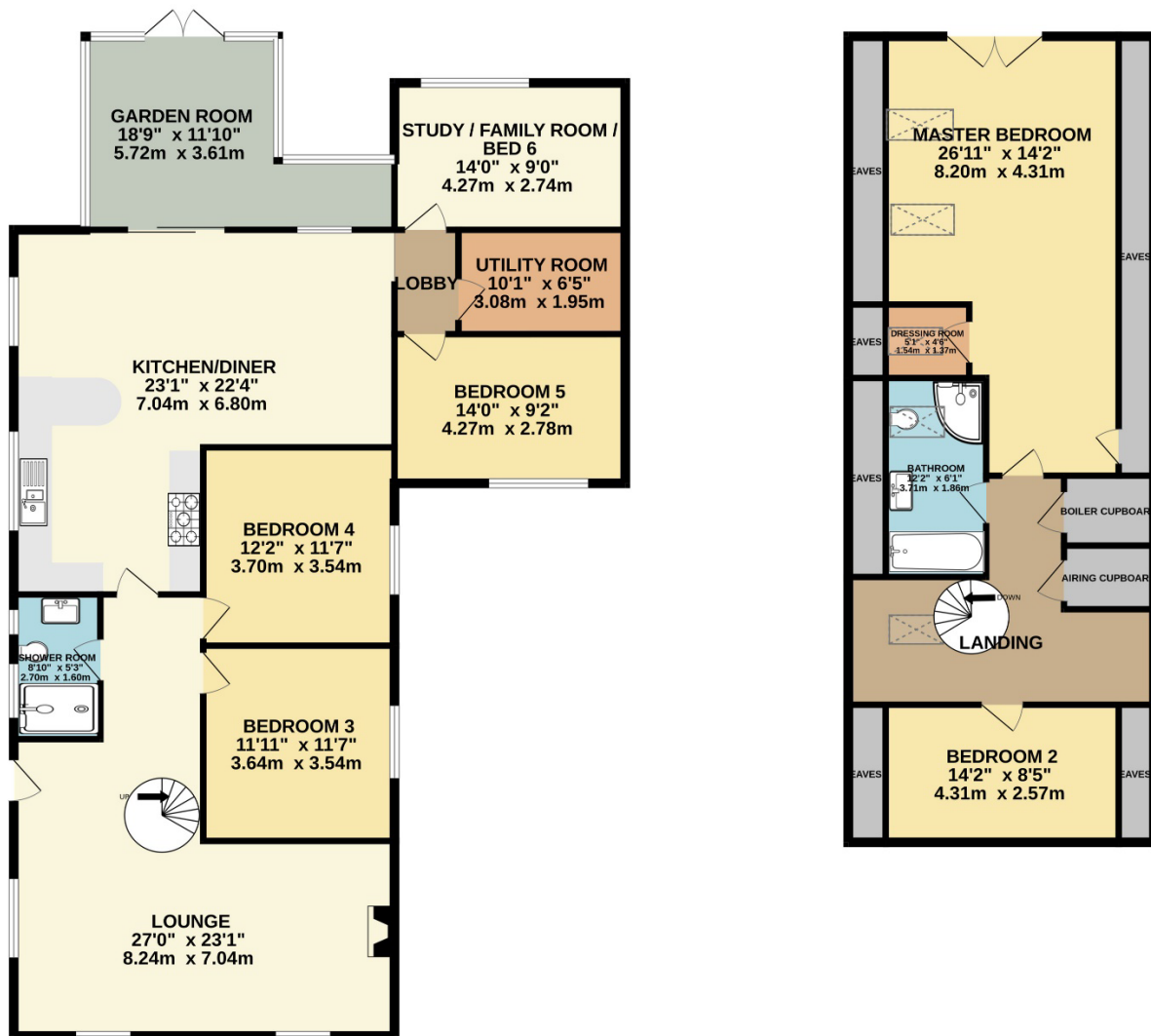
A STUNNING DETACHED RESIDENCE in OULTON BROAD

We are delighted to offer for sale this unique family home with versatile four, five or six Bedroom options. Your accommodation comprises of a super 'Open-Plan' style Entrance Hall Lounge complete with really cool spiral staircase, stunning 23ft Kitchen Dining Experience, Study, Garden Room, contemporary Shower Room and double Bedrooms on the ground floor, while upstairs, your luxury Bathroom and two more Bedrooms, one with Juliette French doors and over 26ft long. All this is a sought-after location with the creature comforts of double glazing and gas central heating. Stunning private rear Garden too.

SUBSTANTIALLY EXTENDED | BROADLAND LOCATION | OVER 2,560 sq ft of LIVING LOCATION & AMENITIES

Located in the very sought after neighbourhood of Caldecott Road, Oulton Broad sits this wonderful home close to the Broads. The stunning Suffolk countryside is right on your doorstep, Oulton Broad North railway station has excellent links to Norwich and London and the village centre with restaurants, pubs and park is only half a mile away, plus the hustle and bustle of the seaside town of Lowestoft within two miles.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



98 CALDECOTT ROAD, OULTON BROAD

TOTAL FLOOR AREA : 2563 sq.ft. (238.1 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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