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78 Sycamore Avenue Oulton Broad, NR33 9PJ

- PLEASANT CUL-DE-SAC LOCATION
- MANY NEW UPGRADES
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- NEW BATHROOM
- SECURE DRIVEWAY TO REAR
- BEAUTIFULLY PRESENTED
- LARGE GARDEN TO REAR
- OVER 1,000 SQ FT OF RUSTIC LIVING
- HOME STUDIO / HOBBY ROOM

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.40m x 1.00m (4' 7" x 3' 3")

Enter through the part-glazed door directly into the Entrance Porch of your lovely new home. There's a uPVC sealed unit double glazed window allowing an abundance of daylight in, simply hang up your coat, kick off your shoes and relax.

Lounge 3.54m x 3.42m (11' 7" x 11' 3")

From the Porch your Lounge features uPVC sealed unit double glazed window, a radiator and sanded wood floor. A stripped timber door leads you into your...

Dining Room 3.42m x 3.56m (11' 3" x 11' 8")

Located centrally between your Lounge and Kitchen, your Dining Room features a uPVC sealed unit double glazed window with rear Garden views, a radiator and sanded wood floor. There's a door allowing access to your stairs plus a handy cupboard below.

This beautiful room is 'open plan' to your Kitchen.

Kitchen 3.26m x 2.27m (10' 8" x 7' 5")

Modern, contemporary, yet rustic styling your kitchen features a range of wall and base units fitted to two walls complete with modern white 'shaker' style doors and drawers with a square edge butchers-block style worktop and upstand over. Your enamel sink and drainer which included a swan neck mixer tap is located under your uPVC sealed unit double glazed window and ample space is provided for your under-counter fridge, freezer and cooker with extractor over which is included.

Your combi boiler is also housed here, and an opening leads you into your ...

Rear Lobby 2.27m x 1.00m (7' 5" x 3' 3")

Your back door leads you outside and your airing cupboard features a radiator.

Utility Room 2.27m x 1.00m (7' 5" x 3' 3")

A super place to keep all your domestic cleaning items out of your Kitchen. Space and plumbing is made available for your automatic washing machine and tumble dryer, there's also a heated towel rail radiator. A door leads you in to your ...

Bathroom 2.25m x 1.62m (7' 5" x 5' 4")

Recently upgraded, your Bathroom features a three-piece suite comprising of a panel bath with two showers over, one runs of the mains combi and an electric for backup. There's a glass screen, pedestal sink and low-level WC. There's an opaque uPVC sealed unit double glazed window, vinyl floor covering and chrome heated towel rail radiator.

FIRST FLOOR

Landing

At the top of the carpeted staircase, a small Landing gives access to Bedrooms one and two.

Bedroom One 3.54m x 3.42m (11' 7" x 11' 3") max

Located at the front part of the house the master Bedroom has a uPVC sealed unit double glazed window to front aspect, fitted carpet underfoot and radiator. A timber staircase has been created allowing easy access to your loft room. There's also a really cool under stair wardrobe been created.

Bedroom 2 3.44m x 3.56m (11' 3" x 11' 8")

Located centrally, Bedroom 2 features a uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator. A door leads you into ...

Bedroom 3 3.00m x 2.25m (9' 10" x 7' 5")

The smallest of the three is still a double and features a uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator.

SECOND FLOOR

Loft Room / Home Office / Studio 3.88m x 3.54m (12' 9" x 11' 7")

This room certainly has the Wow Factor! Stairs take you from Bedroom one to this super Loft Room. A spectacular exposed brick chimney breast takes centre stage and doors allow access to super eaves storage. If you are looking for a hobby room or home office, this includes a radiator to keep you toasty warm.

OUTSIDE

Front Garden

The small walled front garden gives privacy, and a path leads you up to your front door.

Rear Garden

Completely enclosed by fencing, your Garden features many textures underfoot. Nearest the house there's a timber decked area and a little further down a patio has been created, perfect for sitting out in the summer sun, a barbecue or even a spot of alfresco dining. The lawn is in the process of being seeded and a timber shed is available at the end of the Garden.

A lockable gate leads you into your Driveway which also features new lockable double gates...

SUMMARY

If you are looking for super first time buy starter home or investment opportunity, then this may be for you.

The current owner has invested in many new upgrades such as the Loft Room, new Bathroom, stripped floors, fresh décor, that superb secure Driveway to rear and much more.

Call us now for a viewing.

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.



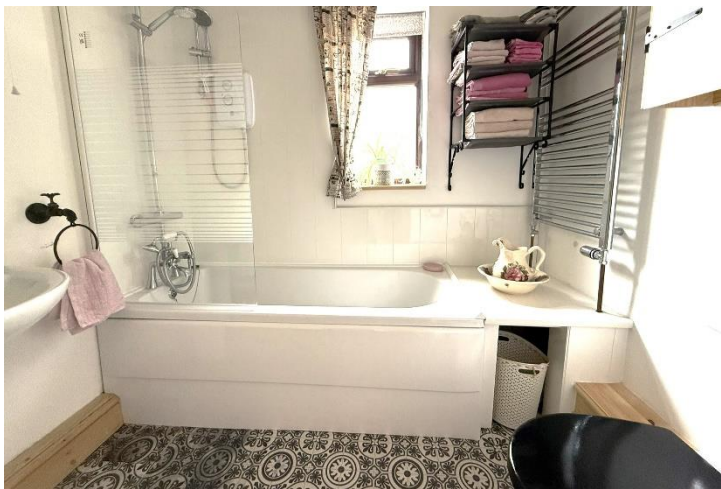
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DELIGHTFUL RUSTIC TERRACED HOUSE – PLEASANT LOCATION

We are delighted to offer for sale this lovely three 'double' Bedroom home located in a pleasant avenue in the most beautiful and sought after Oulton Broad. Your accommodation comprises of a Lounge, central Dining Room, contemporary, yet rustic Kitchen, Utility and upgraded Bathroom on the ground floor, while three double Bedroom are located on the first floor. A stunning Loft Room has been created for extra storage, a Studio or Home Office. All this with the creature comforts of double glazing and gas central heating. To the rear a secure gated Driveway and lovely enclosed rear Garden

MANY NEW UPGRADES | SANDED FLOORS | 1,000 SQ FT OF LIVING

LOCATION AND AMENITIES

This property is situated in the popular location of South Oulton Broad just off the A146 making the towns of Lowestoft/Beccles and the city of Norwich easily accessible. Oulton Broad South train station is a short walk away giving a commuter to Lowestoft a mere 8 minute journey or Beccles in 9 minutes and Ipswich in 80 minutes. The area boasts a thriving community complete with shops, restaurants, good schooling that includes the University Campus Suffolk, public transport and Nicholas Everitt Park that hosts leisure facilities/events. In addition, our award winning beach and the Suffolk countryside is right on your doorstep.

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



78 SYCAMORE AVENUE, OULTON BROAD

TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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