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£350,000



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16 Cambrian Crescent Oulton Broad, NR32 3HW

- EXCELLENTLY PRESENTED
- FOUR DOUBLE BEDROOMS
- GARDEN ROOM TO REAR
- BEAUTIFUL FRONT, SIDE & REAR GARDENS
- DOUBLE GARAGE WITH PIT
- OPEN PLAN BREAKFAST ROOM
- CONTEMPORARY KITCHEN PACKED WITH INTEGRATED APPLIANCES
- OVER 1,175 SQ FT OF LIVING
- CLOAKROOM WC
- SOUGHT AFTER NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Hall

Enter through the modern part glazed front door onto the Hallway of your new home. A floor to ceiling uPVC sealed unit double glazed window next to your door allows an abundance of natural daylight in and a sumptuous, fitted carpet laid underfoot. There's a radiator, three storage cupboards, one of which is located under your carpeted staircase which leads up to all first-floor rooms. An opening leads you into your Kitchen and doors lead off to your Dining Room, Lounge and ...

Cloakroom WC 1.40m x 0.75m (4' 7" x 2' 6")

Essential for the family is the downstairs Loo! Modern and contemporary with a suite comprising of a low-level WC and vanity wash hand basin, there's an opaque uPVC sealed unit double glazed window and radiator.

Lounge 6.03m x 3.51m (19' 9" x 11' 6") narrowing to 3.10m

Located at the front part of your new home and running the whole width of the house, your Lounge features two large uPVC sealed unit double glazed windows to front aspect, there are two radiators and a fitted carpet.

Kitchen 3.00m x 2.54m (9' 10" x 8' 4")

Recently upgraded and packed with appliances, a range of base and wall units are fitted to three walls complete with modern contemporary 'shaker' style doors and drawers with a square edge 'butchers-block' style worktop and upstand over. The aforementioned appliances include an induction hob with extractor and glass splashback over, eye level oven and microwave, automatic washing machine, dishwasher and fridge freezer.

Your stainless-steel sink and drainer is located under your uPVC sealed unit double glazed window, vinyl is laid to floor and a 'Open-Plan' archway leads you through to your ...

Breakfast Room 2.81m x 2.50m (9' 3" x 8' 2")

What a lovely room to start off your day. Open plan to your Kitchen, your Breakfast Room features two uPVC sealed unit double glazed windows to stunning rear Garden views and allow plenty of natural daylight in. A row of the same base units extend to one wall, there's a radiator, vinyl flooring and another arch to your Garden Room.

Dining Room 3.00m x 2.54m (9' 10" x 8' 4")

Your formal Dining Room features a fitted carpet, radiator and high up 'letterbox' style uPVC sealed unit double glazed window. There's ample space here for a good size family dining suite and this room is also open plan, this time to your

Garden Room 3.00m x 2.50m (9' 10" x 8' 2")

The perfect place to sit and unwind, this light bright room features a uPVC sealed unit double glazed window to side garden aspect and patio doors overlooking your rear Garden. There's a fitted carpet and radiator also featured.

FIRST FLOOR

Landing

At the top of the stairs, the carpeted landing has doors leading off to all Bedrooms, Bathroom and airing cupboard. There's a large uPVC sealed unit double glazed window for extra natural daylight.

Master Bedroom 3.30m x 3.51m (10' 10" x 11' 6") narrowing to 3.10m

Located at the front part of the property, Bedroom one features a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

Bedroom 2 3.51m x 2.74m (11' 6" x 9')

Also at the front, uPVC sealed unit double glazed window has superb views over your front Garden, sanded floorboards and radiator also feature.

Bedroom 3 3.00m x 2.60m (9' 10" x 8' 6")

A uPVC sealed unit double glazed window, fitted carpet and radiator also feature.

Bedroom 4 3.00m x 2.60m (9' 10" x 8' 6") narrowing to 2.04m

The smallest of the four is still a good size and features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Family Bathroom 2.86m x 1.71m (9' 5" x 5' 7")

A beautiful modern and contemporary Bathroom, another room upgraded with a four-piece suite comprising of a panel bath with tiling, low level WC, vanity wash hand basin and superb 'walk-in' fully tiled shower cubicle with glass screen. Tiling is laid to floor, an opaque uPVC sealed unit double glazed window and heated towel rail radiator feature. Wallow in luxury!

OUTSIDE

Front Garden

As you are located at the end of this sought after cul-de-sac, you benefit from a larger plot with plenty of curb appeal. Beautifully manicured front and side lawns with mature hedgerows, and shrubs.

Driveway & Garage

Ample parking is provided on the Driveway for a several vehicles and leads up to your 5.35m x 5.35m Double Garage. There are two vehicular doors, a personal door from your rear Garden, there is power, light and there's even an inspection pit if you like tinkering with your car.

Rear Garden

Completely enclosed by fence and walls and is very private. Your Garden is mainly laid to lawn with borders packed with mature trees, shrubs and plants. A patio has been laid adjacent to the patio doors, a lovely place to sit and enjoy the sun, a family barbecue or even a spot of alfresco dining.

COUNCIL TAX

East Suffolk Band D

SUMMARY

Occasionally a real gem comes to market and this one is no exception. A beautiful family home with over 1,175 square feet of living, four bedrooms and those superb 'open-plan' Kitchen, Breakfast, Garden and Dining Rooms.

Come take a look ... to book your viewing simply call us on the numbers 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 FOUR BEDROOM FAMILY HOME

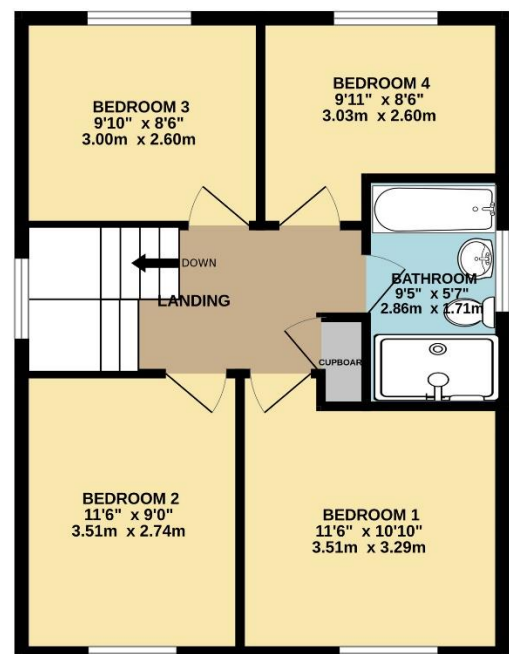
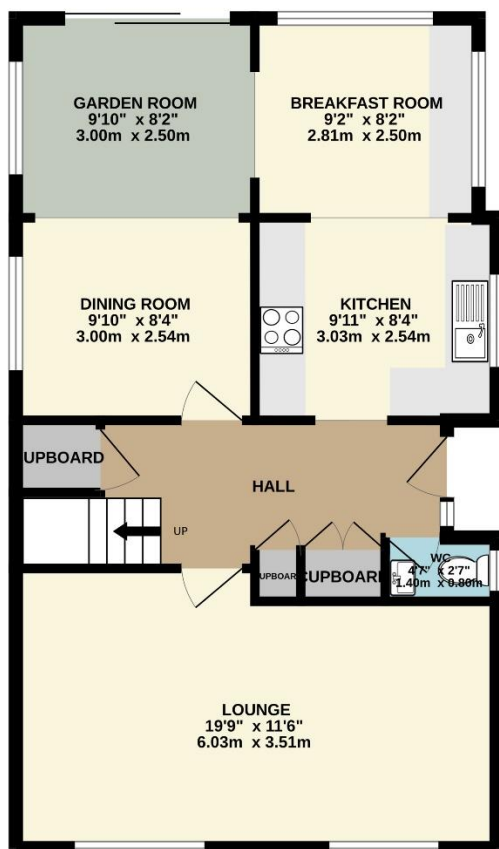
We are delighted to offer for sale this stunning four bed family home located on a sought-after cul-de-sac in Oulton Broad. Substantially extended to rear and many recent upgrades, your accommodation comprises of a light bright Lounge, contemporary Cloakroom WC and amazing Kitchen packed with integrated appliances which is 'Open-Plan' to your Breakfast Room, Garden Room and Dining Room. Upstairs, four double Bedrooms and upgraded luxurious four-piece family Bathroom. All this with quality fixtures and fittings throughout, uPVC double glazing and gas central heating. Outside, as you are located at the end of the Cul-de-sac, you benefit from a much larger ploy giving a large front and side Garden, Driveway, private rear garden and Double Garage.

MANY RECENT UPGRADES | OVER 1,175 SQ FT OF LIVING

LOCATION & AMENITIES

Located off Sands Lane, the area boasts a thriving community with the Broads, shops, Nicholas Everitts Park that has leisure facilities and hosts events, a museum, restaurants, public houses and train station are a short distance away. Not far from the A12 and A143 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, University Campus Suffolk, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

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



16 CAMBRIAN CRESCENT, OULTON BROAD

TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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