



Ice House Quay, Oulton Broad

£550,000

- ON THE NORFOLK BROADS
- MODERN TOWNHOUSE
- 3 SEPARATE BEDROOMS
- YOUR OWN 40ft PRIVATE MOORING
- VERSATILE LIVING
- BATHROOM & ENSUITE
- HEART OF OULTON BROAD
- KITCHEN / DINER WITH SEPARATE UTILITY
- DRIVEWAY, GARDEN & GARAGE

RIVERSIDE townhouse offers an IDYLLIC LIFESTYLE by the water's edge in OULTON BROAD...

With your OWN 40ft MOORING, 3 floors of VERSATILE living & UNINTERRUPTED views of the BROADS... this property DEMANDS your ATTENTION...

HALLWAY

Through the front door you enter a home which offers a wealth of space, opportunity and a lifestyle of living... Fitted carpet, radiator, power points and the heating thermostat in situ. Under stair cupboard offers your storage solutions.

CLOAKROOM / WC

Low level WC and basin; fitted carpet, radiator and extractor fan.

RECEPTION ROOM 3.40m x 3.14m (11'1" x 10'3")

Fantastic waterfront views, this versatile room has French double glazed doors opening onto a veranda with Norfolk Broad views; fitted carpet, wall lighting radiator and power points; opening into...

UTILITY ROOM 2.98m x 1.46m (9'9" x 4'9")

Wall and base units with worktop, inset sink / drainer and space / plumbing for your other chosen appliances. Vinyl flooring, radiator, power points and the gas central heating / domestic hot water boiler in situ. Part glazed door out to the garden and internal door into the garage.

FIRST FLOOR - LANDING

Carpeted stairs to the gallery landing with doors to the lounge and kitchen; fitted carpet, radiator, power points and stairs leading to the second floor.

LOUNGE 5.95m x 4.95m max (19'6" x 16'2" max)

A room with a view and space to entertain... Fitted carpet, radiator, TV, power points and gas fire with surround; French uPVC double glazed doors which open onto your very own balcony to take in the views of the Norfolk Broads.

KITCHEN / DINER 4.97m x 3.39m (16'3" x 11'1")

Shaker style open plan kitchen / breakfast room has several wall and base units with worktop, under counter lighting, inset sink / drainer, built-in appliances include double oven with gas hob and extractor fan over; space / plumbing for your chosen appliance. Vinyl flooring, uPVC double glazed sash windows, radiator, TV and power points; space for a dining table.

SECOND FLOOR - LANDING

Carpeted stairs to the top floor with doors to all bedrooms, bathroom and the airing cupboard that houses the hot water cylinder; fitted carpet and power points.

BEDROOM 1 4.19m x 4.46m narrowing to 3.27m (13'8" x 14'7" narrowing to 10'8")

With views of the Norfolk Broads this double bedroom has fitted carpet, uPVC double glazed window, radiator, TV, power points and built-in wardrobes.

ENSUITE

White suite comprises pedestal basin, WC and corner cubicle with mains shower; vinyl flooring, radiator and extractor fan.

BEDROOM 2 2.65m x 3.34m narrowing to 2.68m (8'8" x 10'11" narrowing to 8'9")

Overlooking the front of the home this room features fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 3 2.24m x 2.23m (7'4" x 7'3")

Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM 3.03m x 1.68m (9'11" x 5'6")

White suite comprises a vanity unit with inset basin, courtesy mirror and inset lighting above; WC and panelled bath with mains shower and screen. Vinyl flooring, radiator, extractor and loft access in situ.

OUTSIDE

Low maintenance frontage has a block paved driveway which provides off road parking; side shingle border with inset plants and shrubs with shed.

Courtesy lighting and vehicular access into the... GARAGE 5.09m x 2.87m (16'8" x 9'4") Integral garage has an up and over vehicular door, light, power points, consumer unit in situ and integral door into the utility of the home.

Raised decking provides the ideal place for alfresco dining and watching the world go by on the Norfolk Broads... Laid to lawn area, shingle borders and path leads down to your very own 40ft mooring. Outside lighting and water tap in situ; pedestrian access round to the front of the home.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

EPC - RATING D



ICE HOUSE QUAY COMMOORE BRAD OULTON BROAD
TOTAL FLOOR AREA: 1448 sq ft (134 sq m) approx.
*These figures are based on a standard method of measurement and are not intended to be used for legal purposes. For more information, please contact the seller or the estate agent.