



Hall Road, Oulton Broad, Lowestoft

GUIDE PRICE £475,000 - £485,000

- ONE TO VIEW
- 2 RECEPTIONS
- uPVC DBLE GLAZING & GCH
- OULTON BROAD
- KITCHEN WITH UTILITY
- ATTRACTIVE GARDENS
- OPEN-PLAN
- WET ROOM & BATHROOM
- DRIVEWAY & DOUBLE GARAGE

Hall Road, Oulton Broad, Lowestoft NR32 3NL

POPULAR LOCATION in the HEART of Oulton Broad is HOME to this BEAUTIFULLY presented 'Arts & Crafts' period property. Some original features combined with MODERN styles, this home DEMANDS your attention...

FANTASTIC LOCATION very close to the Norfolk Broads & with the Suffolk countryside a short distance away along with good schooling & amenities, this HOME has been lived & loved by the current owners for over 17 years. Previously extended yet still with OPPORTUNITY to convert the loft into two further bedrooms. This property BOASTS originality and has been sympathetically introduced to the 21st century...



Council Tax Band: C



HALLWAY

Come on inside this beautiful home... With doors to both receptions and stairs up to the first floor.

FRONT ROOM

4.09m x 3.66m max (13'5" x 12'0" max)

Overlooking the front driveway this room features exposed floor boards, uPVC double glazed window, radiator, TV and power points and cast iron open fireplace with wooden mantle.

LOUNGE

5.71m x 4.30m max (18'8" x 14'1" max)

Inviting you to simply, lounge; fitted carpet, uPVC double glazed window, radiators, TV and power points and the cast iron burner is a lovely feature.

KITCHEN / DINER

5.55m x 4.71m (18'2" x 15'5")

Open-plan living allows you to be together; plenty of wall and base units with granite worktop, inset ceramic sink / drainer. Appliances include dishwasher, wine cooler and dual fuel range double oven; space and plumbing for an American fridge / freezer. Laminate flooring, uPVC double glazed windows, radiator and power points. French double doors out to the rear garden and an internal door into...

UTILITY

2.33m x 1.80m (7'7" x 5'10")

Modern units with worktop and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window and power points. Door to the rear garden and into...

WET ROOM

Absolutely ideal, for ease and certainly convenience; tiled top to toe, suite comprises wash basin, WC and mains shower. Opaque uPVC double glazed window, heated towel rail and extractor.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and built-in cupboards give great storage. Carpet, uPVC double glazed window and power points. Please note, there are 2 loft access points on the first floor and planning in place for a loft conversion for 2 further bedrooms and the addition of an ensuite.

BEDROOM 1

4.78m x 3.20m (15'8" x 10'5")

Good size double bedroom overlooking the rear garden; fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2

3.98m x 3.73m max (13'0" x 12'2" max)

Double bedroom at the front of the home has exposed wooden floorboards, uPVC double glazed window, radiator, power points and a cast iron fireplace.

BEDROOM 3

3.70m x 2.61m (12'1" x 8'6")

Painted floorboards, uPVC double glazed window, radiator, TV / power points, built-in wardrobe and fireplace.

BEDROOM 4

3.73m x 1.64m (12'2" x 5'4")

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

BATHROOM

3.66m x 2.27m (12'0" x 7'5")

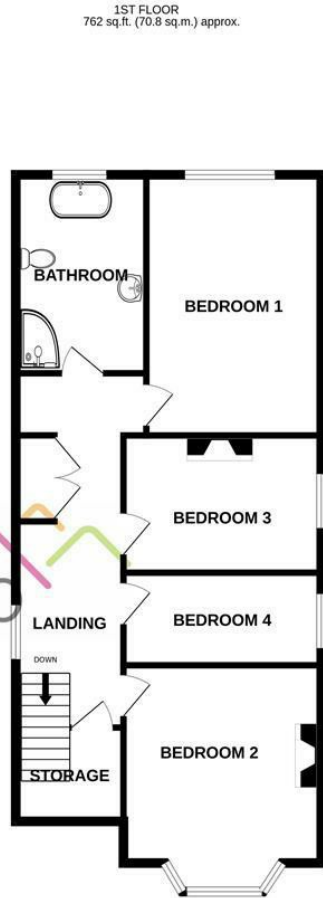
Modern yet classic this family bathroom comprises a pedestal basin, high cistern WC, freestanding roll top bath and separate shower cubicle. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

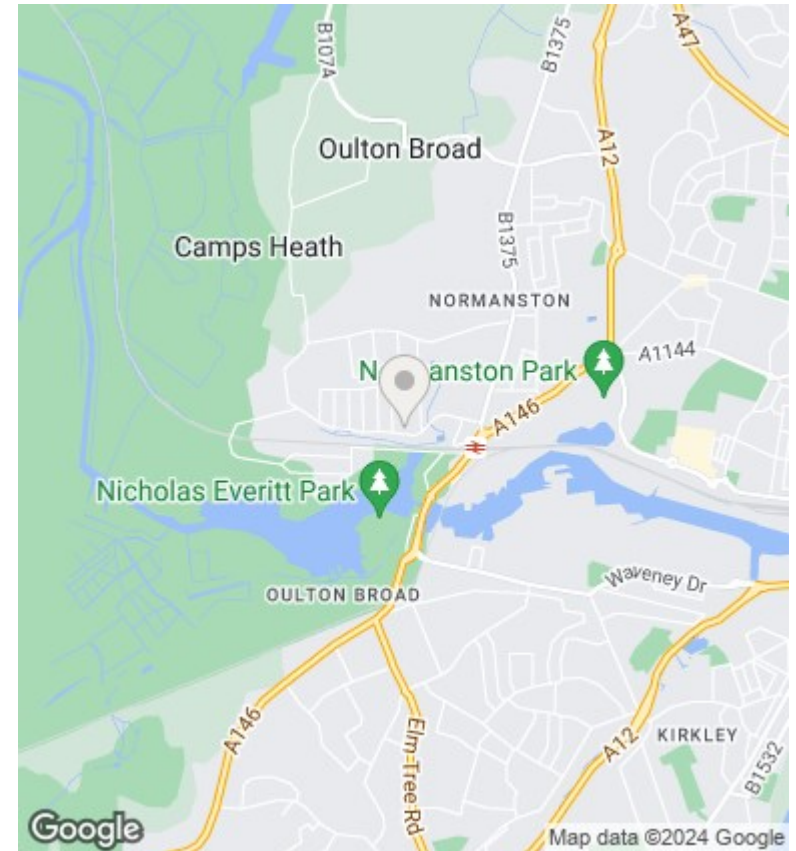
Attractive low maintenance frontage with a beautiful blossom tree and block paved driveway providing off road parking which leads to double vehicular gates that extend to further parking and the...

DOUBLE GARAGE 5.90m x 5.13m (19'4" x 16'9") timber framed and clad with electric roller door, light, power, eaves storage and personnel door to COVERED STORAGE 6.52m x 2.95 (21'4" x 9'8")

Laid to lawn rear garden with patio areas, various inset plants, flowers, trees and rockery. Whilst the raised pond with pump and water feature create a sense of tranquillity the SUMMER HOUSE 3.92m x 2.92m (12'10" x 9'6") provides the place to party or simply escape. Timber framed with windows, double doors, power and ambient lighting; how will you use?!



HALL ROAD, OULTON BROAD, LOWESTOFT
TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

EPC RATING - D