



## Lake View Road, South Oulton Broad

£220,000

- LAKE VIEWS
- LOUNGE / DINER
- BATHROOM
- NO CHAIN
- KITCHEN / BREAKFAST ROOM
- DRIVEWAY
- 2 DOUBLE BEDROOMS
- HALLWAY WITH CLOAKROOM/WC
- LOW MAINTENANCE GARDEN

LAKE VIEWS & NO CHAIN... this 2019 built HOME is set in South Oulton Broad & READY TO MOVE into.

Ideally located within easy reach of all amenities, good schooling, parks, public transport & not forgetting the Norfolk Broads.

### HALLWAY

Through the attractive front door into the hallway with doors to the cloakroom / WC, lounge and kitchen. LVT flooring, radiator and stairs up to the first floor.

### CLOAKROOM / WC

White suite comprise a wash basin and WC. LVT flooring, radiator and extractor fan.

### LOUNGE

4.32m x 4.31m (14'2" x 14'1")  
L-shape lounge / diner has lake views with double doors that open out onto the rear garden. LVT flooring, radiator, TV and power points.

### KITCHEN / BREAKFAST ROOM

3.51m x 2.31m (11'6" x 7'6")  
Modern kitchen has wall and base units with worktop, inset / drainer, oven with gas hob and extractor fan over; space / plumbing for your chosen appliances. LVT flooring, uPVC double glazed window, radiator, power points and gas central heating boiler in situ.

### FIRST FLOOR - LANDING

Carpeted stairs to the first floor and doors to both bedrooms and bathroom. Radiator, power points and loft access in situ.

### BEDROOM 1

4.31m x 3.49m max (14'1" x 11'5" max)  
Good size double bedroom has elevated lake views through the French double doors with Juliet balcony; fitted carpet, radiator, TV and power points.

### BEDROOM 2

3.34m x 3.07m (10'11" x 10'0")  
Another double bedroom at the front of the home; fitted carpet, radiator, TV and power points.

### BATHROOM

2.48m x 1.80m (8'1" x 5'10")  
Good size bathroom has a white suite comprising a pedestal basin, WC, bath with shower and screen. Vinyl flooring, light tunnel, radiator and extractor.

### OUTSIDE

Driveway provides off road parking with courtesy lighting and pedestrian access to the low maintenance rear garden with artificial grass. Timber shed in situ.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

EPC RATING - B

