



Dell Court, Dell Road, Oulton Broad

Offers In Excess Of £525,000

Another property SOLD by Ange & Co!

- GRADE II LISTED DETACHED HOUSE
- KITCHEN / DINER WITH SEPARATE PANTRY & UTILITY
- SEPARATE 1 BEDROOM ANNEX
- 5 DOUBLE BEDROOMS
- WORKSHOP
- LAID TO LAWN FRONT & REAR GARDENS
- 5 RECEPTION ROOMS
- 2 FAMILY BATHROOMS & CLOAKROOM / WC
- DRIVEWAY & GARAGE



Generous accommodation comprises entrance hallway, 5 RECEPTION ROOMS, kitchen / diner with separate PANTRY & UTILITY, workshop, 5 DOUBLE BEDROOMS, 2 family bathrooms & cloakroom / WC. Separate ANNEX comprises lounge / bedroom, kitchen, dressing room & bathroom. GCH throughout. Generous plot benefits laid to lawn front & rear gardens with driveway providing ample off-road parking & GARAGE offering your external storage solution.

ENTRANCE HALLWAY

Through the part glazed door into the entrance hallway of this charming, character property... Tiled flooring, radiator, telephone and power points. Carpeted stairs to the first floor and door into the...

SNUG

16'9" x 11'1"

Light and bright with a dual aspect, the snug has fitted carpet, windows, power points and a wood burner in situ. Opening into the...

OFFICE

13'0" x 9'0"

The ideal space to work from home. With views of the rear garden, the office has fitted carpet, window, power points and French doors into the...

CONSERVATORY

16'4" x 9'3"

Bringing the outdoors in, this part brick construction has windows and a glass roof. Tiled flooring and doors to the front and rear of the home.

UTILITY ROOM

13'2" x 8'6"

A handy extension of the kitchen area with space / plumbing for your chosen appliances. Tiled flooring, window, radiator and power points. Door out to the rear garden and under stair cupboard offering your storage solution.

LOUNGE

16'5" x 12'8"

Generous reception room has a stunning open fire with tiled hearth and wooden mantle. Fitted carpet, windows to the front and rear of the home, wall lighting, radiator, TV and power points. Door into the...

INNER HALLWAY

Tiled flooring, radiator, stairs to the first floor and door to the rear garden.

REAR LOBBY

Providing the perfect place for your outdoor wears, the rear lobby has tiled flooring, cupboard offering your storage solution and door into the...

CLOAKROOM / WC

Low level WC and wash basin; tiled flooring and window.

DINING ROOM

16'4" x 12'8"

A versatile room however you choose to utilise, lends itself to be the formal dining room... Fitted carpet, window, radiator, power points and door into the...

LOBBY

Door to the front of the home and window.

KITCHEN / BREAKFAST ROOM

21'5" x 11'5"

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, double oven, gas hob and space / plumbing for your other chosen appliances. Tiled flooring, windows, radiator, power points and door into the...

PANTRY

13'1" x 10'6"

Base units with worktop; laminate flooring, power points, door out to the rear garden and built-in cupboards give storage. Door into the...

WORKSHOP

14'7" x 8'4"

A versatile room however you choose to utilise... Worktops, windows, power points and the gas central heating boiler and hot water cylinder in situ.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to bedrooms 1, 2, 3 and bathrooms. Fitted carpet, windows, radiator and power points.

BEDROOM 1

16'4" x 12'11"

Spacious double bedroom to the front of the home has a vanity unit with inset basin, fitted carpet, window, radiator, power points and built-in cupboard gives storage.

BEDROOM 2

13'5" x 13'1"

Another double bedroom has a vanity unit with inset basin, fitted carpet, window, radiator, power points and built-in cupboard gives storage.

BEDROOM 3

12'11" max x 10'11"

Fitted carpet, window, radiator and power points.

BATHROOM 1

Suite comprises a low level WC, pedestal basin and panelled bath. Exposed floor boards, window and radiator.

BATHROOM 2

Suite comprises a low level WC, pedestal basin and panelled bath with shower over. Exposed floorboards, window and heated towel rail.

SECOND FLOOR - LANDING

Carpeted stairs to the second floor and doors into bedrooms 4 and 5.

BEDROOM 4

15'0" x 11'10"

Another double has fitted carpet, windows, radiator, TV and power points.



BEDROOM 5

13'7" x 12'0"

Last but certainly not least... Exposed floorboards, window, radiator and power points. Door into the eaves storage.

ANNEX

Providing the ideal place for your guests to stay, this studio style annex comprises...

LOUNGE / BEDROOM 14' 0" x 10' 6" (4.27m x 3.22m)

With fitted carpet, windows and power points.

KITCHEN 14' 0" x 8' 4" (4.27m x 2.56m)

Fitted kitchen comprises wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring and power points. Door into the...

DRESSING ROOM 7' 11" x 6' 11" (2.43m x 2.11m)

Fitted carpet, window and power points.

SHOWER ROOM

White suite comprises a low level WC, pedestal basin and corner cubicle with electric shower over.

OUTSIDE

Set on a generous plot, the property benefits from laid to lawn front and rear gardens with mature trees, flowers and shrubs set into borders. To the front, shingle driveway leads up to the property and provides ample off-road parking. Gated access leads to the rear garden with patio areas. GARAGE (24' 10" x 24' 8" (7.57m x 7.53m) max) with vehicular up and over door, power points, windows and personnel door.

FREEHOLD TENURE

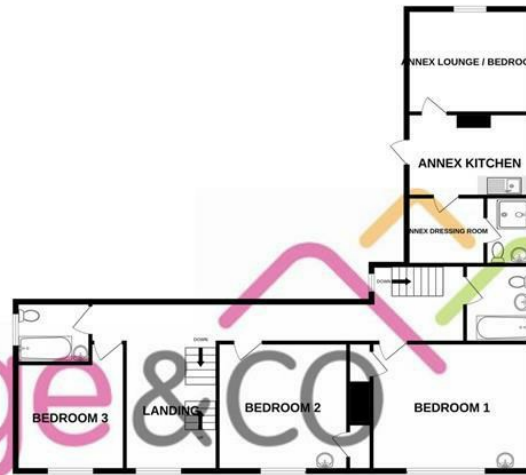
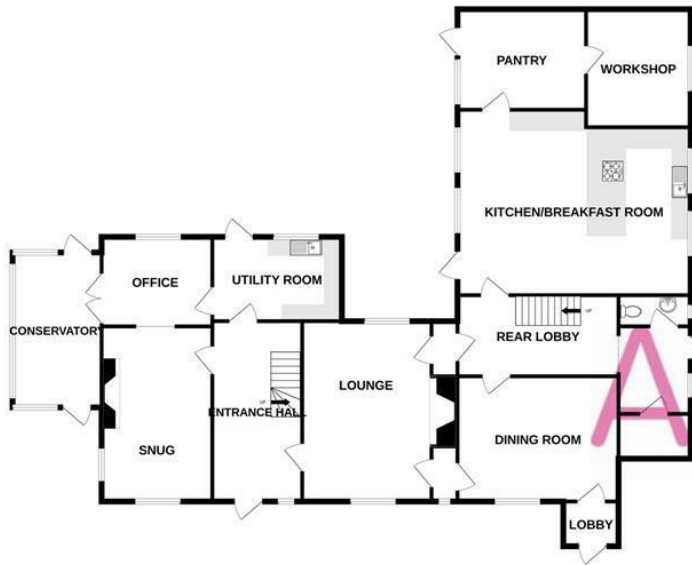
EAST SUFFOLK COUNCIL TAX - BAND F



GROUND FLOOR
2141 sq.ft. (198.9 sq.m.) approx.

1ST FLOOR
1273 sq.ft. (118.3 sq.m.) approx.

2ND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



Angie & Co

DELL ROAD, LOWESTOFT, SUFFOLK, NR33 9NT

TOTAL FLOOR AREA : 4031 sq.ft. (374.5 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.

Made with Metropix ©2023

