



Harbour Road, Oulton Broad, Lowestoft, Suffolk, NR32 3LY

£300,000

- LAKE VIEWS
- 3 BEDROOMS
- uPVC DG & GCH
- SUBSTANTIAL
- 2 BATHROOMS
- LAID TO LAWN GARDEN
- 2 RECEPTIONS
- KITCHEN / BREAKFAST ROOM
- DRIVEWAY & GARAGE

RARE OPPORTUNITY to purchase... this Victorian semi-detached HOME is NOT ONLY located in the HEART of Oulton Broad, it overlooks Lake Lothing, a scenic backdrop to everyday life.

BOASTING 1,370 sq ft of VERSATILE LIVING with 2 receptions, kitchen / breakfast room, 2 bathrooms & 3 bedrooms. This property ENJOYS the modern comforts of gas central heating, uPVC double glazing & EXTERIOR insulation; keeping you cool in the summer & WARM in the winter with the BONUS of a wood burner. DRIVEWAY provides hardstanding / parking space for up to 4 vehicles PLUS an OVERSIZED GARAGE.

Don't miss out on the chance to own this unique property that combines SPACE, comfort & CONVENIENCE in the HEART of Oulton Broad....



Council Tax Band: C



ENTRANCE

Fitted carpet, radiator; stairs up to the first floor and door to a reception.

LOUNGE

5.10m x 3.66m (16'8" x 12'0")

With French uPVC double glazed doors opening out onto the laid to lawn garden.

Fitted carpet, radiator, TV / power points and multi fuel stove in situ.

RECEPTION ROOM

4.04m x 3.71m (13'3" x 12'2")

A room of versatility; laminate flooring, uPVC double glazed window, radiator, power points and cast iron fireplace.

INNER HALLWAY

Giving access to both receptions and the kitchen / breakfast room; laminate flooring, radiator, power points and built-in cupboard.

KITCHEN / BREAKFAST ROOM

4.41m x 3.41m (14'5" x 11'2")

Shaker style kitchen has wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazing, radiators, power points and consumer unit in situ; part uPVC double glazed door to the rear of the property.

BATHROOM

2.99m x 2.32m (9'9" x 7'7")

Modern white suite comprises a vanity unit with inset basin, WC and bath with mixer tap. Vinyl flooring, opaque uPVC double glazed window, heated towel rail, extractor fan and built-in cupboard gives storage and houses the gas central heating / domestic hot water combination boiler.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms. Fitted carpet, radiator, power points and loft access in situ.

BEDROOM 1

5.10m x 3.66m (16'8" x 12'0")

Substantial double bedroom has views of Lake Lothing; fitted carpet, uPVC double glazed windows, radiator, power points and original cast iron fireplace.

BEDROOM 2

4.04m x 3.71m (13'3" x 12'2")

Another good size double bedroom; fitted carpet, uPVC double glazed windows, radiator, power points, original cast iron fireplace and over stair cupboard.

BEDROOM 3

3.35m x 2.23m (10'11" x 7'3")

Laminate flooring, uPVC double glazed windows, radiator and power points.

SHOWER ROOM

3.43m x 2.06m (11'3" x 6'9")

Modern white suite comprises a vanity unit with inset basin, WC and walk-in mains shower. Laminate flooring, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

Luscious laid to lawn front garden has an abundance of plants, flowers and mature shrub borders and enjoys views of Lake Lothing; pedestrian access to the rear footpath. Driveway provides off parking for 3 / 4 vehicles with double vehicular gates. Outside lighting and water tap.

GARAGE

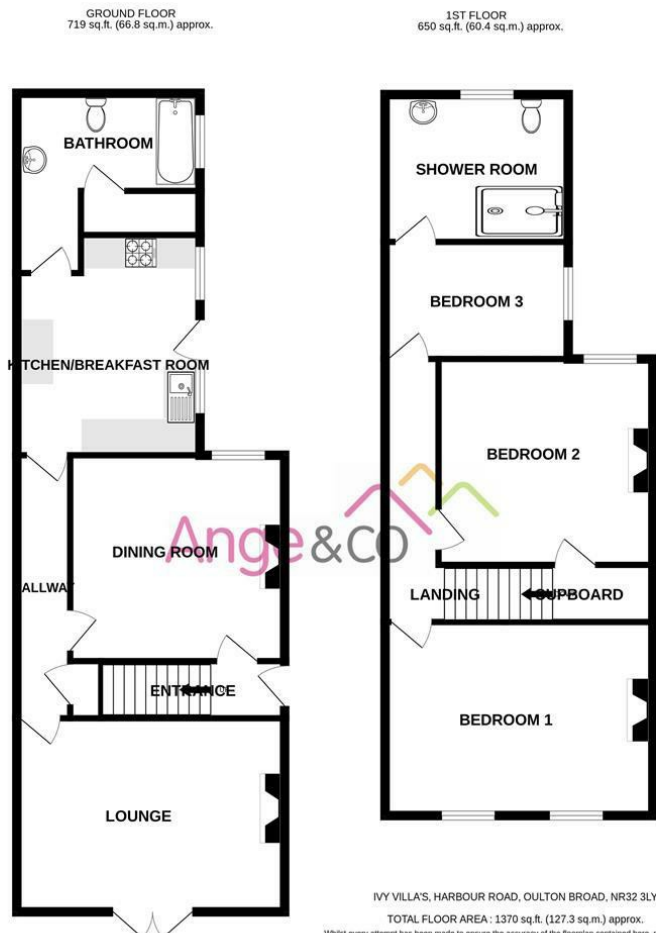
7.33m x 3.64m (24'0" x 11'11")

Concrete, sectional, oversized garage; remote controlled vehicular up and over door, light, power points and personnel door.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

EPC RATING - C



IVY VILLA'S, HARBOUR ROAD, OULTON BROAD, NR32 3LY
TOTAL FLOOR AREA: 1370 sq.ft. (127.3 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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