

£490,000  
Offers In Excess Of



## Borrow Road

Suffolk, NR32 3PN

- Guide: £490,000 - £510,000
- Exclusive Oulton broad location
- Extended to offer an executive family home
- Landscaped entertainment garden
- Stunning open plan living
- Two modern shower rooms
- Master with en suite
- Close to local amenities
- Spacious entrance hall
- Cast iron wood burner

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**PAUL  
HUBBARD**



## SUMMARY

Guide: £490,000 - £510,000

**\*\* STYLISH & CONTEMPORARY FAMILY HOME \*\*** In exclusive Oulton broad location! Having been extended to offer unrivalled space throughout, this stunning executive property boasts master with open plan en suite, open plan breath-taking kitchen living area with BI FOLDING DOORS!

## LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.



This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

## ENTRANCE HALL

Gorgeous light and spacious hallway comprising; Composite door opening to front aspect, laminate flooring, doors opening to reception room/3, bedrooms 2&3, bathroom and into kitchen/living area. Doors opening to triage cupboard and to stairs leading up to bedroom 1



## RECEPTION ROOM/BEDROOM 4

5.5 x 3.7

X2 UPVC double glazed windows to front aspect. Laminate flooring, feature fireplace, doors opening to shower room and into walk in wardrobe.

## SHOWER ROOM

3.7 x 1.5

Modern white suite comprising; tile flooring, toilet, vanity sink, heated towel rail and electric shower in crital style cubicle.

## BEDROOM 3

3.7 x 3.2

UPVC double glazed window window to front aspect and laminate flooring

## BEDROOM 2

4.4 x 3.7

UPVC double glazed window to rear aspect, laminate flooring and door opening to fitted wardrobe.

## BATHROOM

2.8 x 1.7

Modern white suite comprising; UPVC double glazed window to rear aspect, tile flooring, toilet, vanity sink inset within unit, heated towel rail and electric shower in crital style cubicle.





## KITCHEN/LIVING AREA

7.1 x 6.6

stunning light and open plan space comprising; UPVC double glazed bi folding doors opening into rear garden with 4x UPVC double glazed velux windows and feature gable end window. Laminate flooring, cast iron wood burner and UPVC double glazed door opening to side aspect. Units above and below work surfaces with inset composite sink and drainer. Integrated double oven with induction hob and extractor fan. Integrated fridge freezer, washing machine, dishwasher and wine chiller. Feature breakfast bar counter worktop with hidden stools below.

## STAIRS LEADING TO BEDROOM 1

### BEDROOM 1

10.3 x 4.4

5 x UPVC double glazed velux windows, carpet flooring, eaves storage and opening to walk in wardrobe with modern en suite.

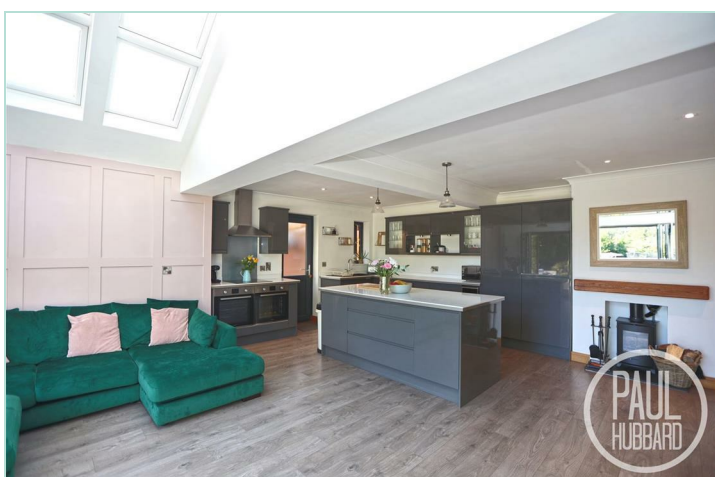
### ENSUITE

3.6 x 2.5

Tasteful modern suite comprising; Free standing roll top bath with mixer taps, vanity sink, toilet and tile flooring.

### OUTSIDE

This stylish family home boasts ample parking to front with both shingle stone and paved whilst set against a mature hedging surround, driveway leads alongside the property to a recently erected timber carport with gated access opening into rear garden. To the rear opens to a stunning family garden ideal for those that wish to entertain! An alfresco dining area resides within a slate tile base, winding paved walkway leads to a multi level laid lawn garden set against a gorgeous mature tree canopy backdrop. An additional seating area can be found to the far rear with timber storage shed.



### GARDEN ROOM (3.0m x 6.0m )

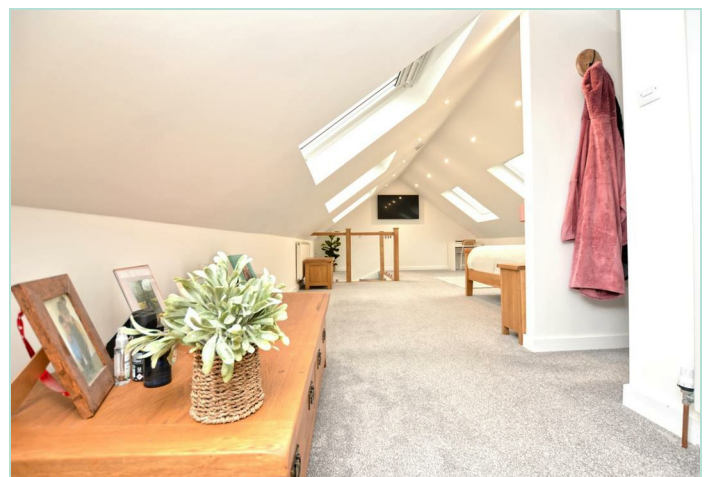
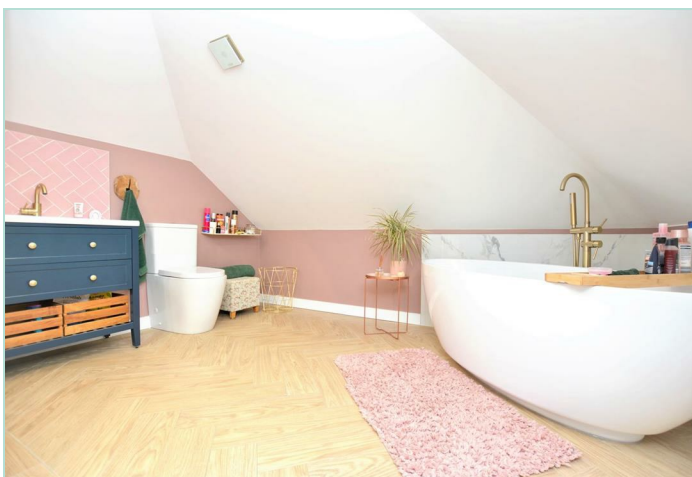
A new addition located at the base of the garden, this purposefully built space has the potential to be used as a home office/ garden room. Comprising windows to the side and front aspects with French doors opening into the scenic garden space, once fully complete it will benefit from light and power throughout, full insulation so it can be used all year round and external cedar cladding.

### FINANCIAL SERVICES


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







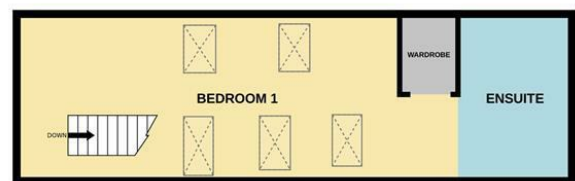
Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



BORROW ROAD, OULTON BROAD, LOWESTOFT

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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