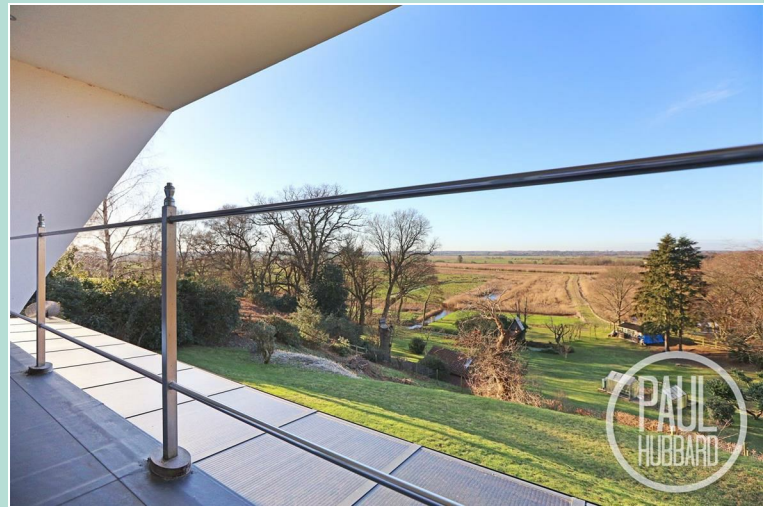
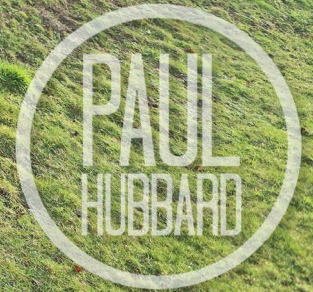


£695,000  
Asking Price



## Herringfleet Road St Olaves, NR31 9HW

- Expansive 3 bedroom detached home set on a 3/4 acre plot
- Panoramic views of the Broads
- An inviting open-plan living space
- Bi-folding doors framing the stunning views
- Master bedroom with en-suite
- A first floor balcony
- Southwestern orientation of the rear garden
- Versatile outbuildings and a dedicated workshop
- Dual garages for ample parking
- A sought after semi-rural location with a private driveway







## Summary

Sprawling 3/4 acre plot with PANORAMIC VIEWS OF THE BROADS! Bi-folding doors in an open-plan living space overlook the stunning Southwest-facing garden. Features include dual garages, outbuildings, a master bedroom with an en-suite and a first-floor balcony. \*\* SOUGHT AFTER SEMI-RURAL LOCATION \*\*

## Location

Nestled within Norfolk's countryside, St Olaves is a charming rural village in Somerleyton. With its maritime heritage and scenic beauty, the proximity to the renowned Broads and historical landmarks adds to the appeal. Being just 5.5 miles North-West of Lowestoft & 8.0 miles to Gorleston-on-Sea, this property is located conveniently for nearby amenities such as James Paget Hospital and Lowestoft town.



## Entrance hall

UPVC door to the front aspect, solid oak flooring, radiator, doors opening to the bedroom 3/study, bedroom 2 & the shower room, stairs lead to bedroom 1 and an opening leads through to the main living space.

## Main living space

6.84 x 6.60

The main living space includes an open plan lounge, dining room & kitchen and consists of solid oak flooring throughout, UPVC double glazed window to the rear aspect, bi-folding doors opening to the garden and stunning views of the marsh. A radiator, Daikin air conditioning unit, doors open to the airing cupboard housing the oil combi boiler, a storage cupboard, a UPVC door to the side aspect providing a second entrance, units below granite work surfaces, inset composite sink with a mixer tap, built in oven & electric hob, stainless steel extractor hood and x2 integrated fridges.







### Bedroom 2

4.26 x 3.65

Laminate flooring throughout, a radiator and UPVC double glazed window to the side aspect, bi-folding doors to the rear aspect opening to the garden and boasts stunning views of the marsh.

### Bedroom 3/ Study

5.89 max x 4.26 max

A spacious room which has the potential to be used as either a utility, study or third bedroom, comprising of solid oak flooring throughout, x2 UPVC double glazed windows to the side aspect, x2 radiators, sliding doors open to the surrounding garden, base units with laminate work surface, space for a washing machine and dishwasher if desired.



### Shower room

1.84 x 1.81

Vinyl flooring throughout, UPVC double glazed obscure window to the rear aspect, heated towel rail, aqua wall panels, suite comprising of a toilet with a built in slimline wash basin, mixer tap and a walk in mains fed shower with both a hand held & rainfall head.



### Stairs leading to bedroom 1

### Bedroom 1

6.33 max x 6.03 max

Laminate flooring throughout, UPVC double glazed windows to the front & rear aspects, sliding doors open to a South/West facing balcony benefitting from stunning marsh views. A radiator, Daikin air conditioning unit and doors opening to a storage cupboard and the en-suite shower room.



### En-suite shower room

2.81 x 1.78

Vinyl flooring throughout, UPVC double glazed obscure window to the side aspect, aqua board wall panels, heated towel rails, extractor fan, suite comprising of a toilet, a wash basin set into a vanity unit with a mixer tap and a walk in mains fed shower with a hand held attachment.









### Outside

The property boasts a large private driveway, off-road parking for multiple vehicles, x2 garages, a workshop and storage room. With direct access to the marshes a scenic walk leads to Somerleyton's windmill and the Dukes Head pub. The garden, adorned with a laid lawn, features a pathway encircling the property leading to a South-West facing rear garden. Abundant with mature trees, shrubs and plants, the outdoor space also includes a patio area with a fixed canopy, providing a perfect spot to appreciate the breath-taking views of the Norfolk Broads.



### Storage Room

7.0 x 2.0

UPVC double glazed window to the rear aspect, sliding doors to the side and ample storage space.

### Workshop

4.08 x 3.7

UPVC door to the rear aspect, UPVC double glazed obscure window to the rear aspect, work surfaces and double doors opening to the garage.



### Garage 1

5.71 x 4.08

Separate to the property comprising of x3 UPVC double glazed windows to the rear aspect, x2 windows to the side aspect, UPVC door to the rear aspect, work surfaces and an electric roller door to the side aspect.

### Garage 2

5.84 x 2.47

Adjoined to the property this garage has an electric roller door to the front aspect, light and power inside.



### 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.












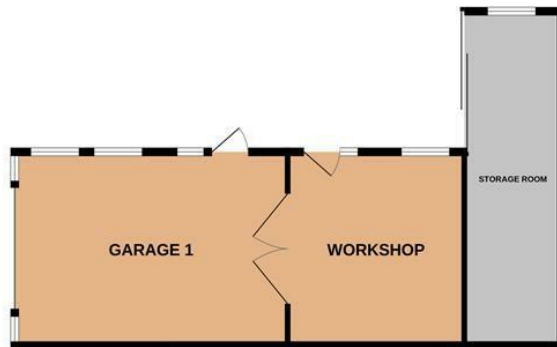
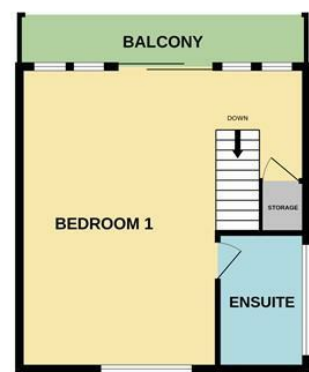
Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating:  
 Local Authority: Great Yarmouth Borough Council

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



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements