

£450,000
Offers In Excess Of

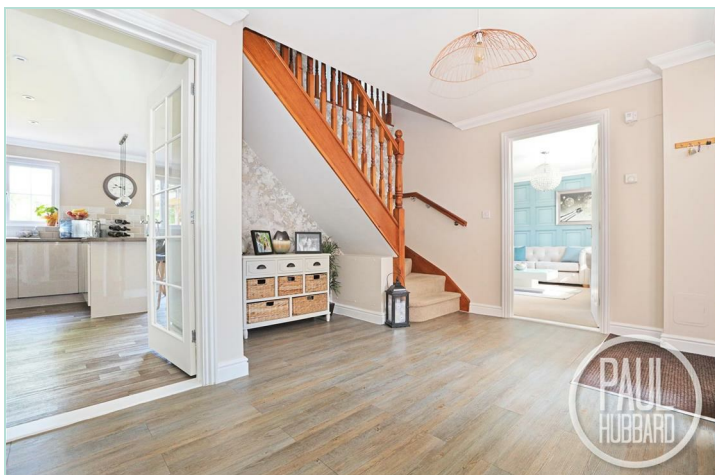


Pinebanks

Oulton Broad, NR32 2QE

- Well presented throughout
- 5 Separate bedrooms
- Ideal detached family home
- Off road parking for multiple vehicles
- Fantastic outbuilding with gym
- Double garage
- Open plan kitchen/dining area
- Utility room
- Spacious sitting room
- Family bathroom and ground floor WC





Location

This detached family home is situated in the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

UPVC door to the front aspect, vinyl flooring throughout, a radiator, entrance to the lounge/diner, kitchen, WC, kitchen and carpeted stairs to the first flooring landing.



Lounge/Diner

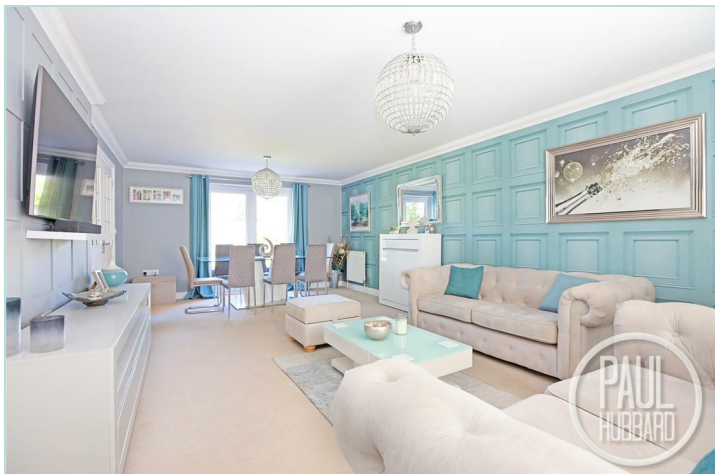
6.80m x 4.03m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, double doors open to the kitchen area and UPVC double glazed French doors opening into the garden.

WC

2.03m x 1.05m

UPVC double glazed window to the side aspect, vinyl flooring throughout, radiator, toilet with hidden cistern and slimline vanity unit with inset hand wash basin.



Office/Bedroom 5

2.98m x 2.81m

UPVC double glazed window to the side aspect, vinyl flooring throughout and a radiator.

Kitchen/Breakfast Room

6.09m x 3.79m max

UPVC double glazed window and French doors to the rear aspect opening into the garden, entrance to the utility room and living room area. Vinyl flooring throughout, part tile walls, a radiator, a selection of units above and below, breakfast bar area, Integrated dishwasher, oven and extractor, space for a fridge/freezer.



Utility Room

2.07m x 1.93m

Door to the side aspect opening into the garden, vinyl flooring throughout, part tile walls, units above and below, laminate work surface, stainless steel sink with drainer, wall mounted gas boiler and space for appliances including a washing machine and tumble dryer.

First floor landing

Carpet flooring throughout, a radiator, doors opening to bedrooms 1-4, an airing cupboard and the family bathroom.



Bathroom

2.80m x 2.27m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tile walls, a toilet, pedestal hand wash basin, enclosed shower and a panel bath.

Bedroom 1

5.41m x 4.17m max

UPVC double glazed windows to the side aspects, a spacious room with door leading to the en-suite, feature panel wall and a radiator.

Ensuite

2.20m x 1.83m

UPVC double glazed window to front aspect, part tile walls, vinyl flooring throughout, heated towel rail, vanity unit with inset hand wash basin and toilet with hidden cistern.



Bedroom 2

4.06m x 3.37m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bedroom 3

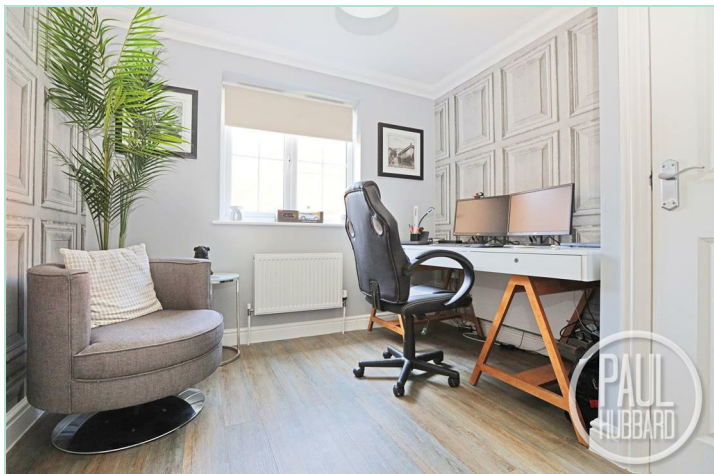
3.33m x 3.04m

UPVC double glazed window to the rear, carpet flooring throughout, a radiator and space for a double bed.

Bedroom 4

3.43m x 3.23m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and space for a double bed.



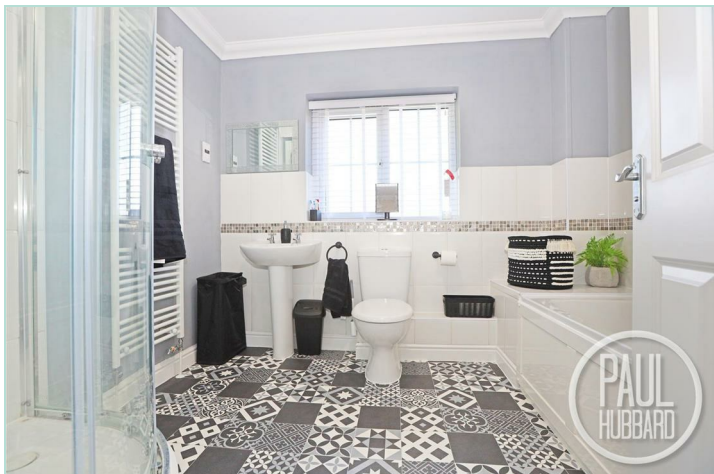
Outside

Double Garage (5.73m x 5.42m)

Adjoined to the property this brick built garage benefits from, light, power and x2 up and over doors.

To the front of the property a driveway with off road parking for multiple vehicles leads up to a double garage, the main entrance door and gated access to the rear.

To the rear of the property a sizeable, fully enclosed west facing laid lawn garden with decorative shrub border and a patio seating area with pathway which leads up to an external bar, decked area, a putting green, additional seating area and access to the garage and gym completed with a full set up.



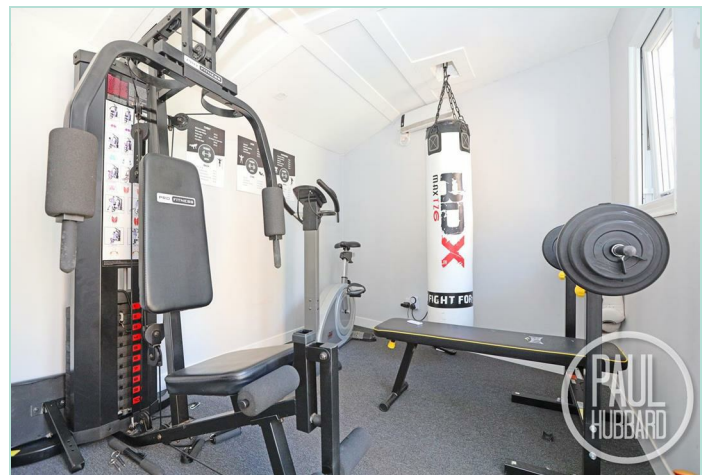
Agent Note

Blinds and CCTV are negotiable to stay.


Financial Services

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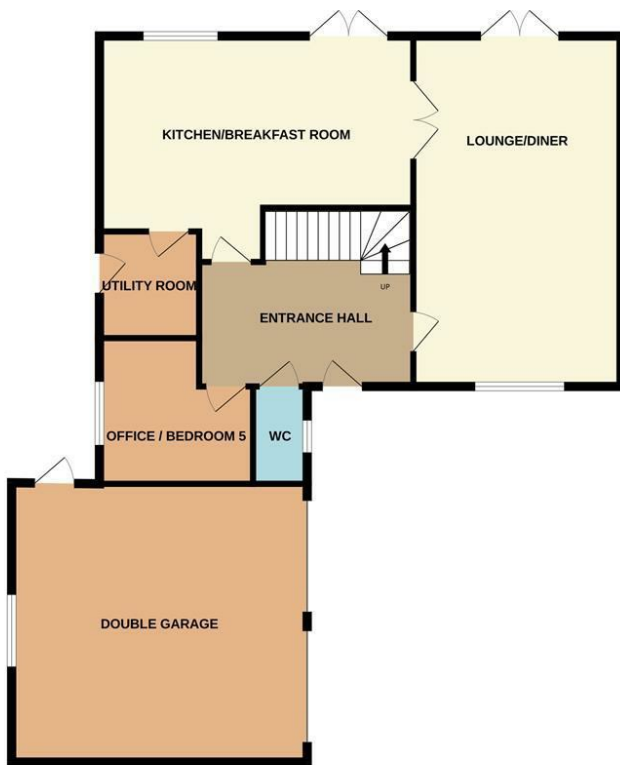




Tenure: Freehold
 Council Tax Band: E
 EPC Rating: B
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
 836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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