

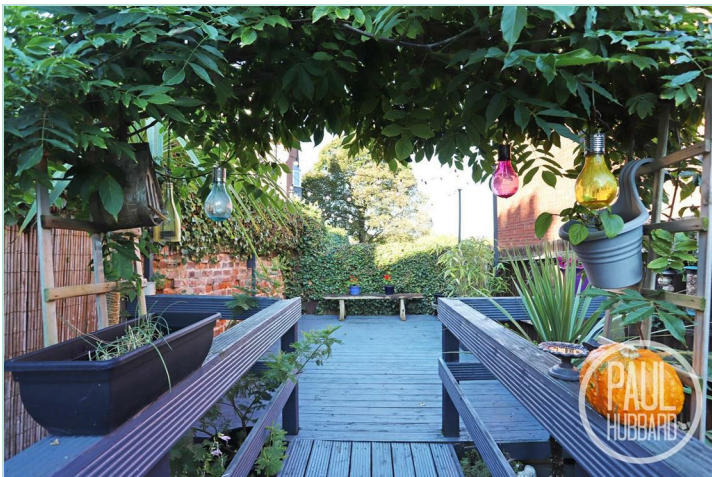
£240,000
Offers In Excess Of



Commodore Road Oulton Broad, NR32 3NE

- Well presented semi-detached cottage in the heart of Oulton Broad
- Deceptively spacious
- Period features throughout
- 2 double bedrooms
- Master with spacious en-suite shower room
- West facing rear garden with views of the broads
- Presented to a high standard
- 3 reception rooms
- Conveniently located for local amenities & shops
- Off road parking for a small vehicle





Location

Discover 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!

Summary

This charming 2 double bedroom cottage, located in the heart of Oulton Broad, offers well-presented living with a blend of PERIOD FEATURES and modern comforts. The master bedroom includes a SPACIOUS EN-SUITE SHOWER ROOM, while the ground floor features 3 RECEPTION ROOMS, a modern kitchen, and a family bathroom. Outside, the WEST-FACING rear courtyard garden boasts VIEWS OF THE BROADS, a decking area and low-maintenance landscaping. The property also includes OFF ROAD PARKING for a small vehicle and is conveniently situated close to local amenities, shops, parks and transport links, making it ideal for first-time buyers or as a holiday let.

Entrance Hall

UPVC entrance door to the side aspect, LVT flooring, space for storage and doors opening to the sitting room and snug.

Sitting Room

3.83 into by x 3.04

LVT flooring, radiator, UPVC double glazed bay window to the front aspect, fitted cupboard (housing gas meter) and a period fireplace.

Snug

3.03 x 3.04

LVT flooring, UPVC double glazed window to the side aspect, radiator, period fireplace and doors opening to the stairs & through to the kitchen.

Kitchen

4.31 x 2.44

Steps down take you to the kitchen which comprises, vinyl flooring, UPVC double glazed window to the side aspect, wall-mounted gas combi boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, spaces for a fridge-freezer, washing machine & dishwasher and an opening that leads through to the dining room.

Dining Room

3.46 x 2.42

Steps down lead to the dining room which comprises, timber frame internal window to the side aspect, LVT flooring, UPVC double glazed window to the side aspect, radiator, fitted storage cupboard (housing the consumer unit) and doors opening to the bathroom & out to the exterior.



Bathroom

3.46 max x 2.22

LVT flooring & a step up leads to tile flooring, radiator, extractor fan, timber frame internal window to the side aspect, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and a hand-held shower attachment.

Stairs leading to the first floor landing

Timber staircase, loft access hatch and doors opening to bedrooms 1 & 2.

Bedroom 1

3.11 x 3.03

Laminate flooring, UPVC double glazed window to the rear aspect, built-in wardrobe, period fireplace, radiator and a door opens into the en-suite.



En-suite shower room

3.67 x 2.08

Steps down take you to the en-suite shower room which comprises, vinyl flooring, UPVC double glazed obscure window to the side aspect, loft hatch, radiator, suite comprises a toilet, pedestal wash basin with hot & cold taps, a mains-fed shower set into a cubicle enclosure, tile splash backs and an extractor fan.

Bedroom 2

3.04 x 3.03

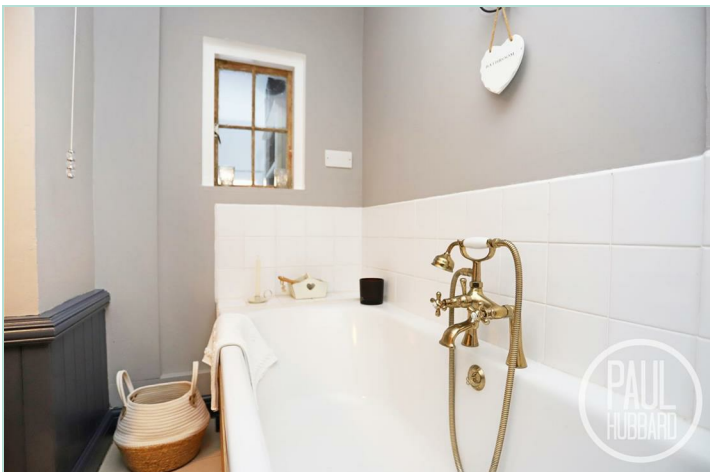
Laminate flooring, UPVC double glazed window to the front aspect, radiator and a period fireplace.



Outside

The front garden features a low-maintenance shingle frontage with off-road parking suitable for a small vehicle. A step leads to the main entrance door located at the side of the property and gated access to the rear garden is provided.

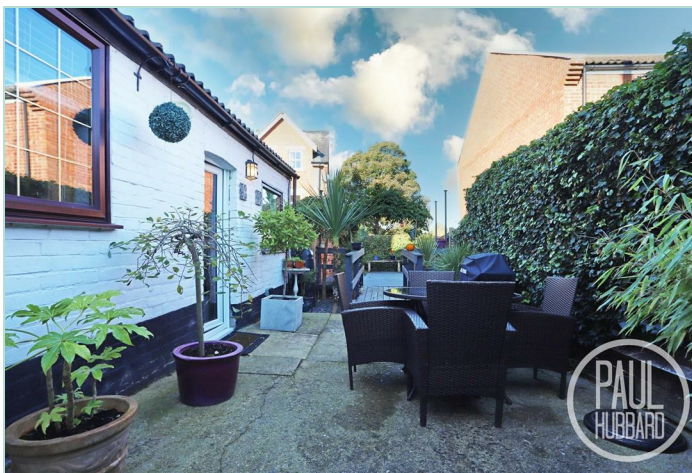
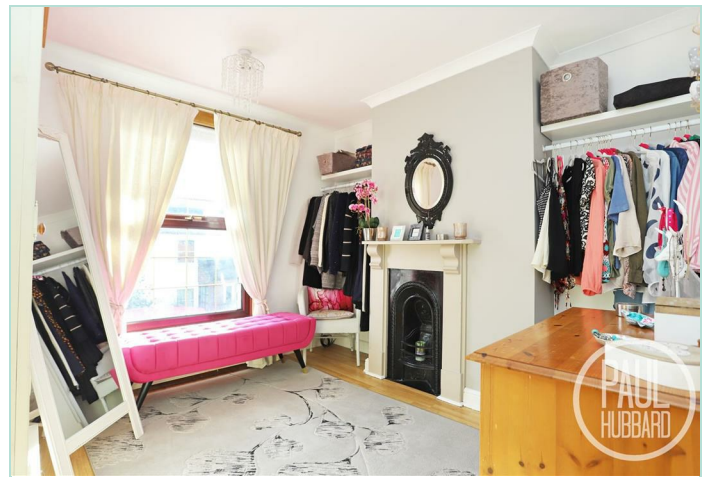
The west-facing rear garden offers a mix of decking and paved areas, ideal for outdoor seating and dining. A sloped decking pathway, flanked by decorative shingle, leads to a further decked seating area at the back where views of the broads can be seen from over the shrubs at the back. The garden also includes a timber shed (equipped with lighting and sockets), an outdoor tap, sockets and lighting. The space is bordered by attractive shrubbery and foliage for added privacy.




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: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
 507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
 305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA - 812 sq.ft. (75.4 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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