

£575,000  
Asking Price



## Wood Lane

Oulton, NR32 5EB

- Stunning detached family home
- Four spacious double bedrooms
- Grand entrance with galleried landing
- Off-road parking and brick-built garage
- Eco-friendly air source heating system
- Underfloor heating throughout the ground floor
- Open-plan kitchen/diner with granite surfaces
- French doors to a bright, heated conservatory
- Beautifully maintained private rear garden
- Sought-after Camps Heath location





### Location

Nestled on the outskirts of Oulton Broad, Camps Heath is a tranquil and picturesque area offering the perfect blend of rural charm and modern convenience. Surrounded by stunning countryside and nature reserves, it provides an idyllic setting for those seeking a peaceful lifestyle while remaining well-connected. Just minutes away, Oulton Broad is renowned for being one of the UK's finest inland waterways, ideal for boating, fishing, and watersports. The area is home to a variety of independent cafés, restaurants, and shops, as well as scenic parks and nature trails. With two train stations providing direct links to Norwich and Ipswich, plus easy access to Lowestoft's sandy beaches, Camps Heath is a sought-after location for both relaxation and adventure.

### Entrance Porch

1.85 x 1.54

Composite entrance door to the front aspect, recessed doormat, Karndean flooring, underfloor heating, a door opens to the cloakroom and an opening leads through to the lobby.

### Cloakroom

1.86 x 0.90

Karndean flooring, UPVC double glazed obscure window to the front aspect, consumer unit, down lights, underfloor heating, extractor fan, a toilet set into a unit, a wall-mounted wash basin with a mixer tap and an aqua board splash back.

### Lobby

Karndean flooring, down lights, stairs leading to the first floor landing, under-stair storage cupboard, underfloor heating, double doors opening to the kitchen/diner and doors opening into the home office, sitting room & utility room.



### Kitchen/ Diner

7.05 x 6.51

Karndean flooring, x3 UPVC double glazed windows to the front & rear aspect, down lights, underfloor heating, modern kitchen units above & below, granite work surfaces, undermount composite sink & drainer with mixer tap, double oven, integrated fridge-freezer & dishwasher, feature island with base units, inset ceramic hob with a stainless steel extractor hood, space for bar stools to create a breakfast area, ample space for a large table & chairs plus sofas and UPVC French doors open to the conservatory.

### Conservatory

3.33 x 3.06

Karndean flooring, underfloor heating, UPVC double glazed windows, tinted roof and UPVC French doors open out to the garden.



### Utility Room

2.29 x 1.76

Karndean flooring, down lights, extractor fan, underfloor heating, units above & below, undermount composite sink & mixer tap, spaces for a washing machine & tumble dryer, a door opens into the boiler room and a UPVC door out to the rear garden.

### Boiler Room

2.29 x 1.57

Karndean flooring, UPVC double glazed obscure window to the rear aspect, air source heat pumps, down lights and space for storage.





### Sitting Room/ Bedroom 3

3.54 max x 3.47 max

Currently utilised as a sitting room but would be perfect for a family room or an extra bedroom. Features Karndean flooring, underfloor heating, UPVC double glazed window to the rear aspect and down lights.

### Home Office/ Bedroom 4

3.45 x 3.24

Currently utilised as a home office, would make a great fourth bedroom if desired. Benefitting from Karndean flooring, UPVC double glazed window to the front aspect, underfloor heating and down lights.

### Stairs lead to the First Floor Landing

A galleried landing with fitted carpet, oak & glass banisters, UPVC double glazed window to the front aspect, radiator, down lights and doors opening to bedrooms 1-2 & the family bathroom.



### Bedroom 1

5.30 max x 4.12 max

Karndean flooring, UPVC double glazed window to the front aspect, down lights, radiator and an opening leads through to the dressing room.

### Dressing Room

2.31 x 1.88

Karndean flooring, down lights and a door opens into the en-suite shower room.

### En-suite Shower Room

2.32 x 1.75

Karndean flooring, Velux window, heated towel rail, down lights, extractor fan, suite comprises a toilet, wall-mounted wash basin set into a vanity unit with a mixer tap, aqua board splash backs and a mains-fed shower set into a cubicle enclosure.



### Bedroom 2

5.29 max x 3.47 max

Karndean flooring, UPVC double glazed window to the front aspect, down lights, loft access and a radiator.

### Bathroom

3.06 x 1.71

Karndean flooring, Velux window, down lights, extractor fan, heated towel rail, suite comprises a toilet, wall-mounted wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap, a mains-fed shower set into a cubicle enclosure and aqua board splash backs.







### Outside

Electric gates open to a spacious driveway, offering off-road parking for multiple vehicles and leading to the garage for additional parking options. The area is bordered by well-maintained plants and shrubs, adding charm to the approach. Outdoor lighting enhances the space, while gated access provides a seamless route to the rear garden.

The rear garden is beautifully landscaped, featuring a laid lawn with raised planters filled with decorative plants and shrubs. A patio area provides the perfect spot for outdoor seating, complemented by an outdoor tap and lighting. Additional features include a greenhouse, a timber storage shed, and complete privacy, thanks to the fully enclosed panel fence surround.

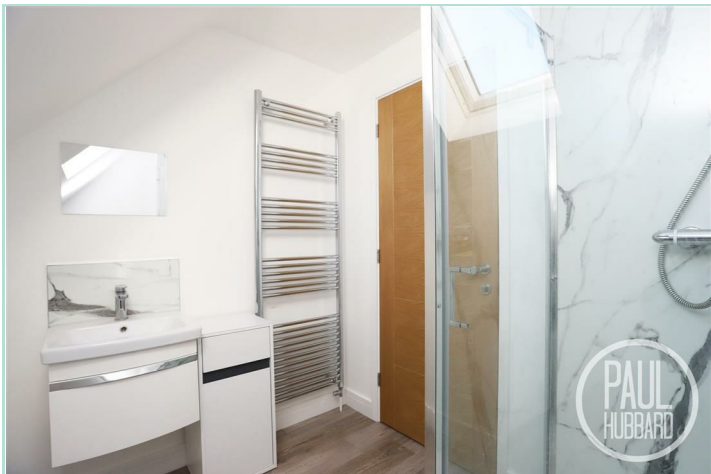
### Garage

6.97 x 4.13

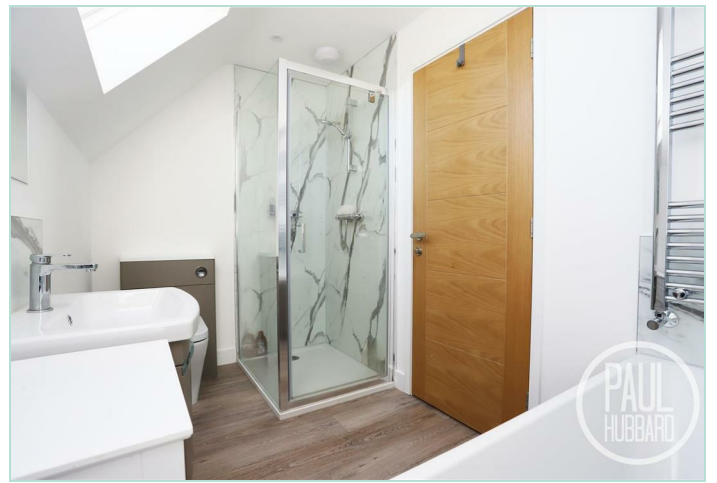
Equipped with light and power, ample storage or parking space, multiple sockets, a built-in timber work surface, and an electric roller door for convenience.

### 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                                 | 89      | 97                         |
| (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<br>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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