



ADDRESS
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Oulton Broad
Suffolk
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TENURE
Freehold

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‘ARTS AND CRAFTS’

This charming arts and crafts detached cottage was built around 1930. Set back from the street in a large mature garden, and within a short walk of high street amenities and Nicholas Everitt Park. The cottage has undergone an extensive renovation, whilst retaining a myriad of period features. Oulton Broad North train station is a short walk away, with rail links to Lowestoft and London via Norwich.

Setting the Scene

Oulton Broad is Suffolk Broads most Easterly location. This lovely village is a wonderful place to live and is only a stone's throw away from the traditional seaside town of Lowestoft.

There is a beautiful waterside park to explore, which is a great place to watch the regular boat racing and is also home to the Lowestoft Museum. You can relax and admire the view from waterside pubs and restaurants or browse the village's independent shops.

The Tour

Located on a quiet road, the stucco façade of the house is set behind a lovely front lawn, and driveway with mature trees and hedging that screen the property from the road. A pretty porch sits at the front of the house, perfectly placed for catching the midday sun.

The original arts and crafts door opens into a central hallway, many period features remain throughout, including original fluted glass to some interior doors, refinished floorboards, moulding and fireplaces.

The reception rooms are situated at the rear of the property and are accessed via a large central lobby that serves the accommodation.

The kitchen is composed of white cabinetry set against wooden countertops, and a combination of open shelving and cupboards has been used. The brick chimney breast has been left exposed, whilst a bay window with beautiful French doors, lets in an abundance of natural light whilst opening onto the garden deck and lawns beyond. In addition to the kitchen a utility room provides additional storage and laundry space.

Adjacent the kitchen, and full of charm and personality, is the elegantly proportioned living room with original open fireplace featuring beautiful, glazed brick surround and hearth.

The front of the residence is home to the principal bedroom; built-in wardrobing creates extra storage, and there is a separate dressing room area with characterful bay window. A further bay fronted double bedroom is situated on the

opposite side of the entrance hall. Both the principal and second bedrooms have original fireplaces with wood burning stoves. A third bedroom is positioned to the rear of the hallway and has direct access to the rear gardens. This bedroom can accommodate a double bed if required.

A separate study/office will offer additional convenience to those who work from home.

The shower room lies off the central lobby and is laid with aged hexagonal tiles across the floors and walls, the walk in shower has a glazed screen with printed grid adding depth and character to the room. A vintage sideboard has been repurposed as a washstand with basin and wall mounted tapware.

The Great Outdoors

Set back from the street, the Cottage is surrounded by ample space. The garden is mostly lawn with some mature plantings of shrubs and specimen trees; it has an outbuilding divided into two uses. The front is presently utilised as a home gym. Whilst the rear provides a useful garden workshop/shed. A prominent and mature apple tree provides shade to the children's play area, and fruit throughout the autumn.

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Out and About

Within walking distance of Oulton Broad is one of the National Park's most important wetlands, the fantastic Carlton and Oulton Marshes nature reserve. Lowestoft's award-winning sandy beach and traditional seafront are also easily accessible from Oulton Broad, as is Pleasurewood Hills Family Theme Park.

Oulton Broad is one of the highlights of the Southern Broads. Flanked by pretty Nicholas Everitt Park, riverside houses, marinas, hotels, and restaurants the broad eventually flows out to the sea at Lowestoft via Lake Lothing, which is connected to the broad by a lock.

Nicholas Everitt Park is perhaps the best place to relax by the waterside, with a host of entertainment and nature opportunities. It has a beautiful setting that's perfect for a stroll, to feed the ducks, and fish. You can listen to bands playing from the bandstand on Sunday afternoons and there are plenty of spots to grab a cup of tea and ice cream as well as a children's play area.

The main village of Oulton Broad is well worth exploring with plenty of eateries and independent shops – ranging from butcher's to gift shops and a chandlery. The village also has two train stations, South runs services from Lowestoft to Ipswich on the East Suffolk line (approx. an hour and a half) and North runs to Norwich on the Wherry Line (approx. 40 minutes). Each respective town runs regular services to London.

Tenure: Freehold

Heating: Gas central heating

Council Tax: Band C (£1,722)

Energy Performance Rating: D 59

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendors.





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Bathroom detail of washstand and towel rail



Third bedroom with French doors leading to garden



Shower room with large open cubicle



Detail of third bedroom



Principal bedroom with wood burning stove



Bay fronted second bedroom



Dressing area to principal bedroom



Detail of bay window to second bedroom



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**'A PROMINENT AND
MATURE APPLE TREE
PROVIDES SHADE
TO THE CHILDREN'S
PLAY AREA, AND
FRUIT THROUGHOUT
THE AUTUMN'**





Rear deck dining area



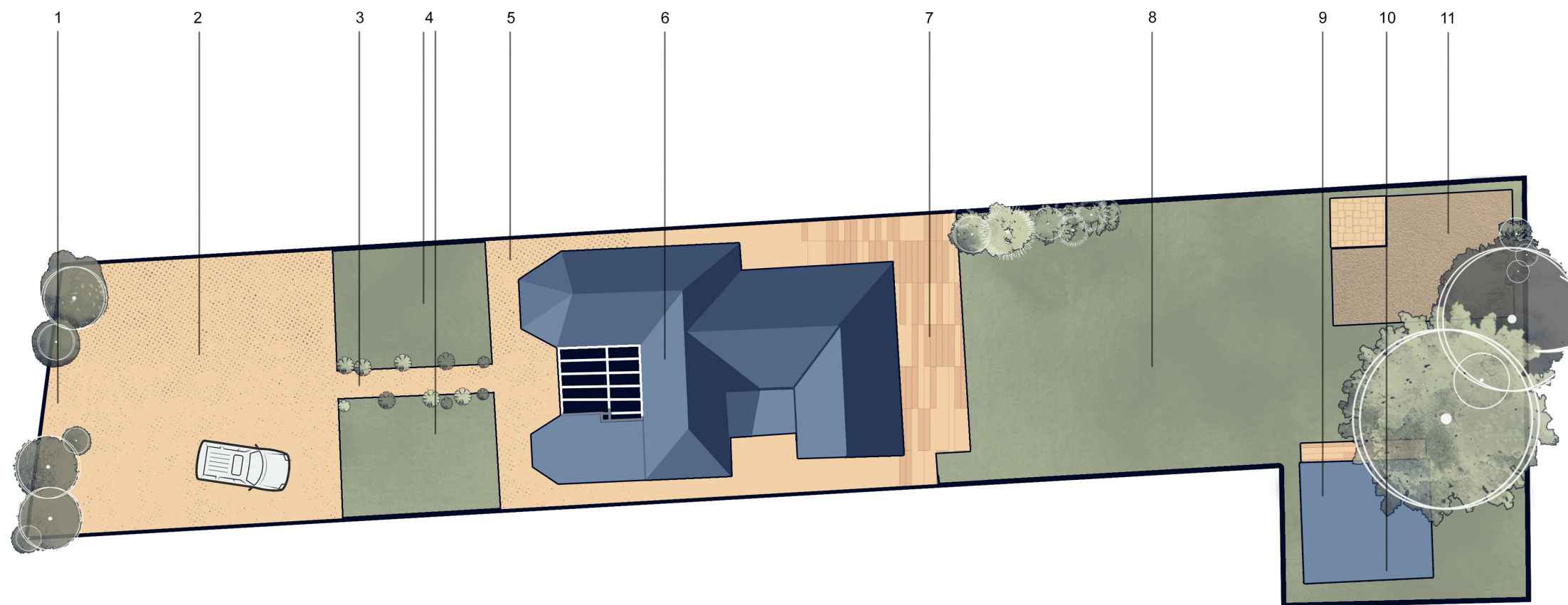
Driveway and front gardens



Rear garden, play area, and home gym



Main facade and porch



- 1. Gated entrance
- 2. Shingle driveway
- 3. Foot path to residence
- 4. Lawned front gardens with lavender border
- 5. Foot path provides access around the full property

- 6. Residence
- 7. Garden decking
- 8. Raised rear lawned garden
- 9. Summer house/home gym
- 10. Garden workshop

- 11. Childrens play area

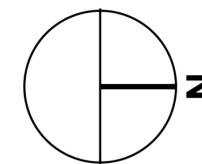
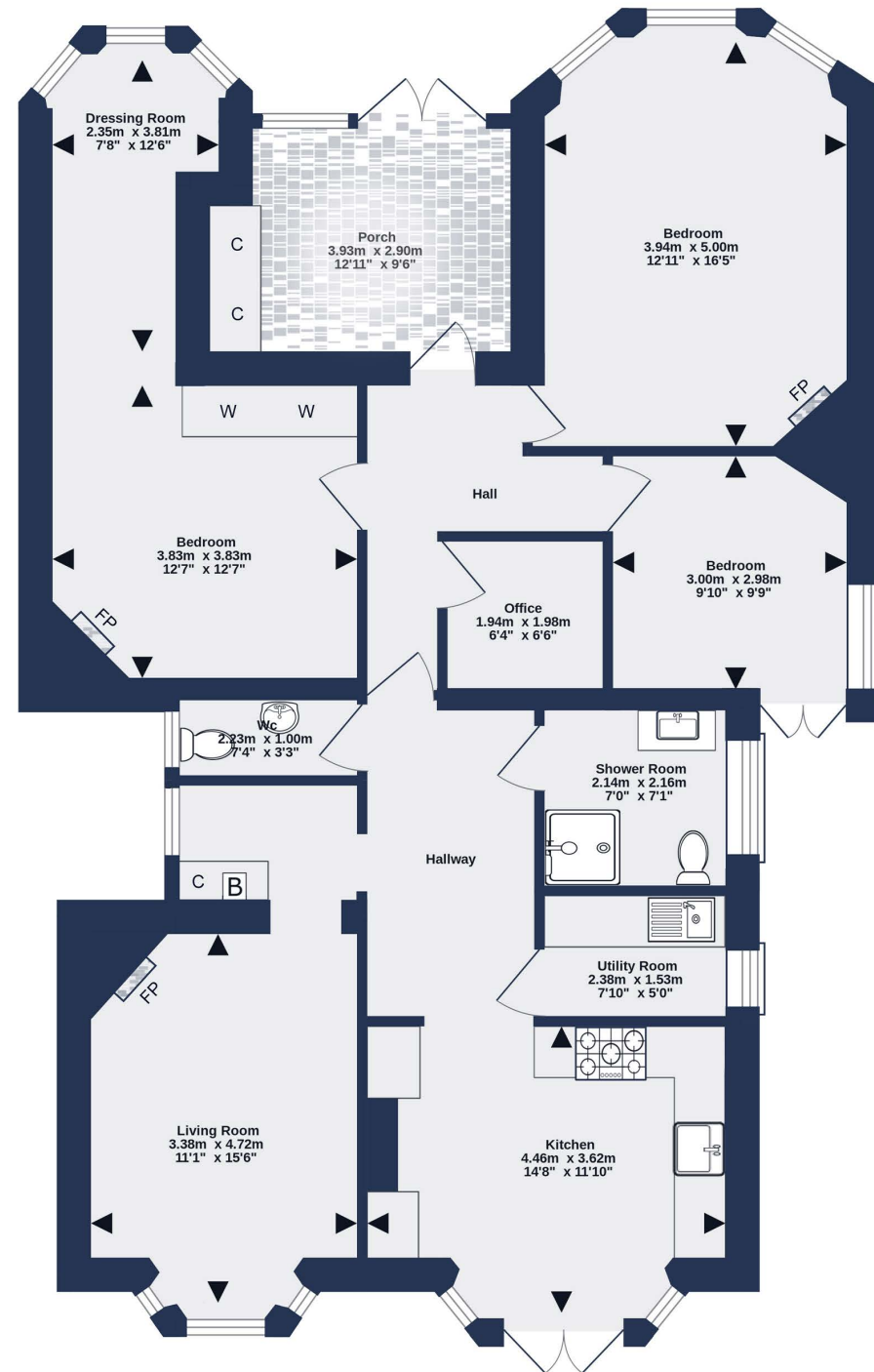


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.

Ground Floor
 121.4 sq.m. (1307 sq.ft.) approx.



Outside
 23.7 sq.m. (255 sq.ft.) approx.

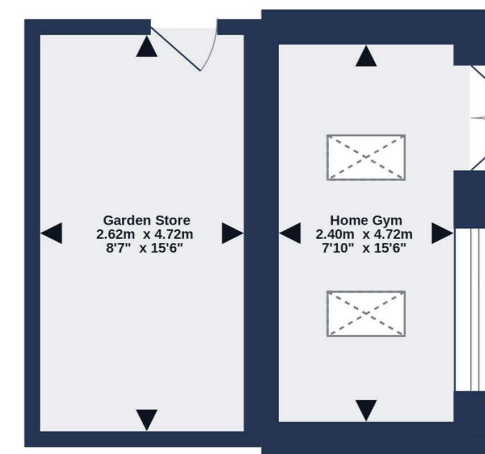
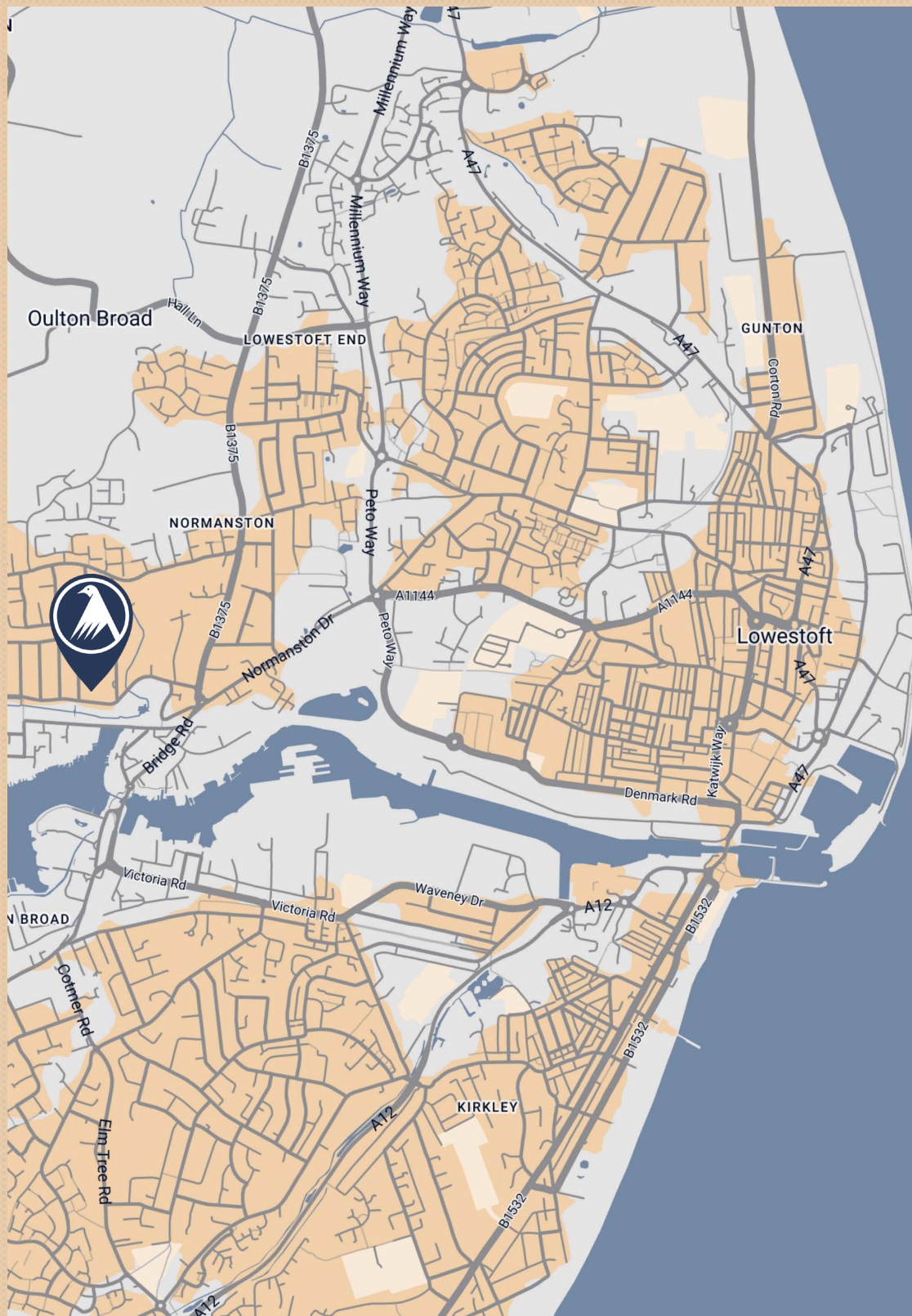


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