

**£325,000**



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## 26 Oulton Road Lowestoft, NR32 4QP

- MODERNISATION PROJECT
- POTENTIAL TO EXTEND
- EPC D
- LARGE LOUNGE
- NO ONWARD CHAIN
- STUNNING GARDENS TO REAR
- DREAM HOME OPPORTUNITY
- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO ALL AMENITIES

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

Enter this light and bright family home through the glazed front door into your Hallway. Doors lead off to your Kitchen and Lounge while your staircase winds up to all first-floor rooms. There's a large under-stair cupboard and radiator. plus extra light is beamed in through the large window.

#### Lounge 22' 11" x 11' 1" (6.98m x 3.37m)

Another light and bright room with natural daylight being beamed in at either end of the room through the large panoramic windows. A gas fire, tiled floor underfoot and radiators also feature.

#### Kitchen 13' 6" x 8' 8" (4.11m x 2.65m)

A range of base and wall units are fitted to three walls with white doors and drawers and a roll edge worktop over. A uPVC sealed unit double glazed window allows stunning views over your rear Garden and a door leads you in to your...

#### Utility Room 7' 6" x 9' 2" (2.29m x 2.80m)

Base units to two walls, two high up 'letterbox' style uPVC sealed unit double glazed windows and your back door leads out to your rear Garden. A personal door leads you in to the Garage.

#### Garage 17' 7" x 7' 10" (5.35m x 2.40m)

Attached to the house, your garage features power and light, your boiler is housed here and up and over door to front. Potential to extend over (subject to permission)

### FIRST FLOOR

#### Landing

At the top of the stairs, your landing features a uPVC sealed unit double glazed window, Airing cupboard and door lead off to all Bedrooms, Shower Room and WC.

#### Master Bedroom 13' 2" x 11' 1" (4.02m x 3.38m)

Located at the rear part of the property with views over the rear Garden through the uPVC sealed unit double glazed window. There's also a fitted carpet and radiator.

#### Bedroom 2 9' 5" x 7' 10" (2.86m x 2.39m)

A uPVC sealed unit double glazed window to front aspect, carpet and radiator.

#### Shower Room 5' 11" x 5' 5" (1.81m x 1.66m)

An opaque uPVC sealed unit double glazed window, tiling to wall and floor and a suite comprising of a large walk-in shower cubicle and pedestal sink.

#### WC 5' 1" x 2' 6" (1.54m x .75m)

A separate WC with a low level loo and opaque window.

#### Bedroom 3 8' 7" x 7' 10" (2.61m x 2.40m)

The smallest of the three is still a good size and features a uPVC sealed unit double glazed window, fitted carpet and radiator.

### OUTSIDE

#### Front Garden & Driveway

Set back from Oulton Road, your driveway leads up to the front of the house and Garage. There's a large, raised Garden packed with mature trees shrubs and plants and a gate leads you in to your...

#### Rear Gardens

Wow! Your rear Garden is quite deceiving and must be seen to be appreciated. Enclosed by fence and borders full of mature trees plants and shrubs with a lawn to centre and summer house to relax on your lazy days.

As you wander up the Garden and through a natural archway you enter the second part of this Garden. So private, calm and peaceful, this is your secret garden. A patio has been created, perfect for a barbecue or even a spot of alfresco dining. An unfinished timber Summer House and many trees and foliage takes to right into nature in your own back yard.

#### Council Tax

Band C

### SUMMARY

A super opportunity to create your dream home. Either maintain the same layout and update as you like or there is potential to extend to rear to create a much larger footprint and even over the Garage. To view this amazing project, simply call me on the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



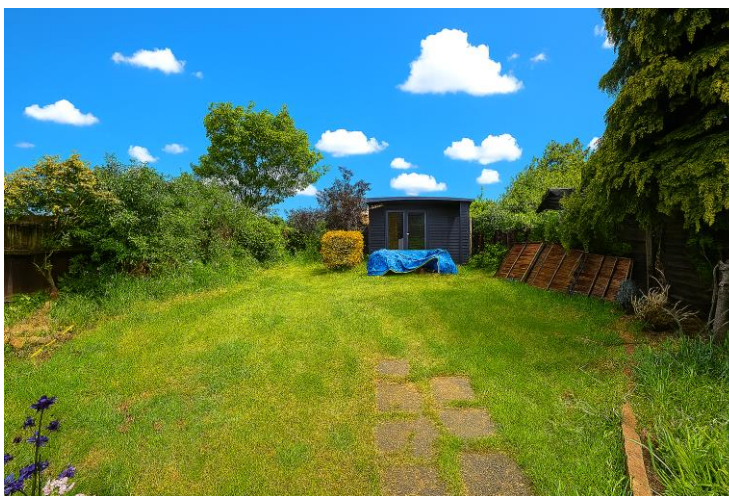
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## CHARMING DETACHED PROPERTY | HUGE POTENTIAL TO IMPROVE

This is a super opportunity to create your dream home in a very sought after location. Sat high up on a large plot in stunning Gardens, this three bedroom detached family home requires some modernisation. Your accommodation comprises of a large Lounge, Kitchen and separate Utility on the ground floor, while upstairs three good size Bedrooms, Shower room and separate WC. You have a Driveway with ample parking for several vehicles and at the rear, a stunning mature rear Garden. A huge opportunity for development or upgrade to make your dream home.

**OVER 1,000 sq ft of LIVING | POTENTIAL to EXTEND if REQUIRED | NO ONWARD CHAIN**

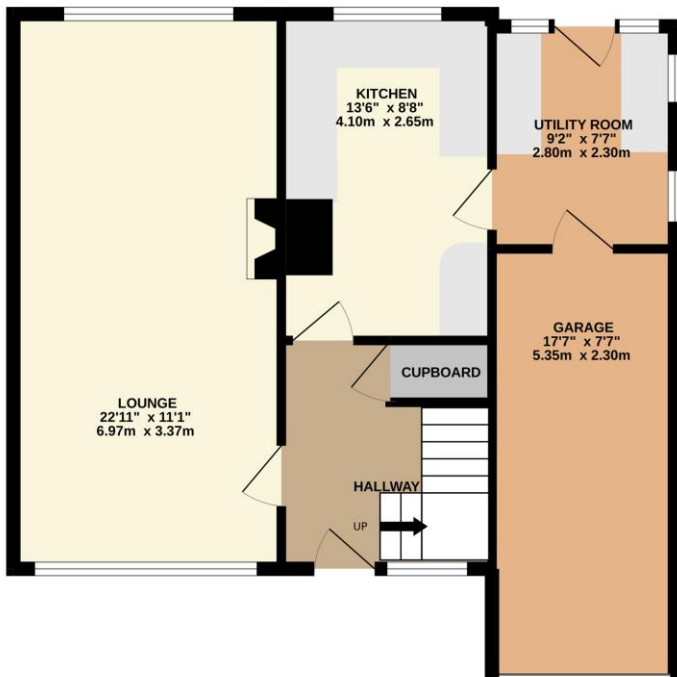
### LOCATION AND AMENITIES

This family home resides in a catchment area for 'OUTSTANDING' OFSTED report schooling plus the University Campus of East Anglia is literally half a mile away. Oulton Road links Lowestoft with the beautiful village of Oulton Broad. Convenient for a range of local amenities such as Water Lane leisure Centre, a parade of shops, public house and only a mile from the hustle and bustle of the seaside town of Lowestoft with its High Street branded stores.

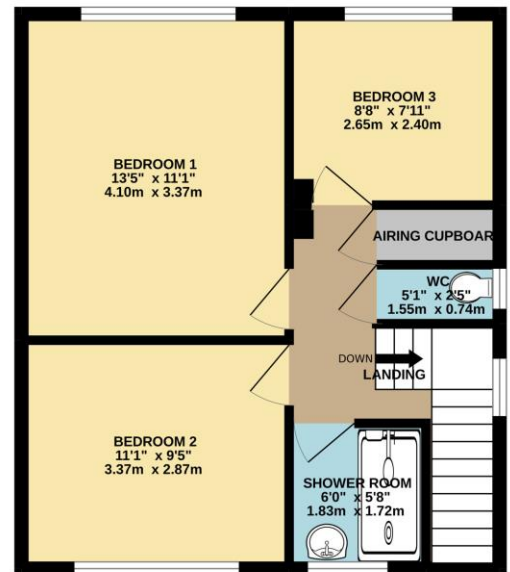
A mile in the other direction, Oulton Broad with Nicolas Everitt Park, lovely broad, range of popular restaurants and two railway stations.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**

GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



26 OULTON ROAD, LOWESTOFT

TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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