



32 Hall Road
Oulton Broad, NR32 3NL

£1,200 pcm
EPC Rating E

Beautifully renovated three/four bedroom end terraced property in popular Oulton Broad location within close proximity of schools, shops and train station. Recent renovations throughout to include fitted kitchen and bathroom, flooring, boiler and electrics.

ENTRANCE HALLWAY

14' 5" long (4.4m) carpet; radiator; double glazed entrance door; carpeted stairs to first floor; doors to Lounge and Dining Room.

LOUNGE

13' 1" max x 9' 10" max (4.0m x 3.0m) carpet; radiator; bay to front with windows overlooking front garden; chimney breast with feature surround.

DINING ROOM

13' 5" max x 10' 2" (4.1m x 3.1m) carpet; radiator; chimney breast with fire surround; dual aspect windows to side and rear providing light and airy room; understairs storage cupboard; opening to Kitchen.

KITCHEN

11' 5" x 8' 2" (3.5m x 2.5m) wood effect vinyl flooring; modern fitted kitchen with a good range of wall and base units and drawer unit all on soft closing mechanisms with light coloured worksurface over; brand new built in electric oven with four ring hob and fitted extractor hood over; stainless steel sink and drainer with double glazed window over; step into Utility Area.

UTILITY AREA

continuation of wood effect vinyl flooring; space and plumbing for washing machine; worksurface and wall unit to match kitchen; door into Bathroom.

BATHROOM

9' 10" x 5' 6" (3.0m x 1.7m) continuation of wood effect vinyl flooring; modern fitted white suite comprising of low level wc; hand wash basin; bath with waterfall and handheld showerheads; two double glazed windows; wall mounted towel warmer/radiator.

FIRST FLOOR LANDING

carpet; doors to Bedrooms; narrow staircase giving access to Loft Room.

BEDROOM 1

13' 5" x 10' 9" (4.1m x 3.3m) carpet; radiator; double glazed window to front; feature ornate fireplace; recess area which would lend itself to a walk-in wardrobe or storage area with window to side.

BEDROOM 2

10' 2" x 9' 10" (3.1m x 3.0m) carpet; radiator; double glazed window to rear.

BEDROOM 3 / NURSERY / STUDY

7' 10" x 7' 2" plus recess (2.4m x 2.2m) carpet; radiator; double glazed window to rear; ornate feature fireplace; door leading to WC.

WC

wood effect vinyl flooring; low level wc; hand wash basin within vanity unit.

ATTIC ROOM

12' 5" x 11' 5" (3.8m x 3.5m) carpet; radiator; small, double-glazed window to side; eaves storage cupboard.

OUTSIDE

To the front of the property is a beautiful frontage with lawn area; well-maintained border to the front and side and a pathway giving access to the front door with shingled area to the side. To the rear of the property is a good size, pleasant, enclosed space with large hard patio area immediately outside the rear door with gate onto side access. Beyond this is a slightly raised garden area with central grassed area with borders to the side and steps leading to further patio area with a shed to the far end.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

The property is currently listed as Band B.