

abbotFox



Lime Avenue, Oulton, Lowestoft  
*Guide Price £325,000*

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL

abbotFox Estate Agents are pleased to present this beautifully arranged four-bedroom home, set over three floors and located on the desirable Lime Avenue in Oulton, Lowestoft NR32.

This well-proportioned and modern property offers flexible living space, ideal for families seeking generous accommodation throughout.

The ground floor comprises a welcoming entrance hallway leading to a bright and comfortable lounge. To the rear, a spacious kitchen diner provides an excellent social hub, complete with ample storage and workspace, and direct access to the garden. A separate utility room and convenient ground floor W.C. add to the practicality of the home.

On the first floor, there are three well-sized bedrooms, including one with en-suite facilities, all served by a contemporary family bathroom. The layout is well balanced and ideal for growing families.

Occupying the top floor, the impressive principal bedroom suite provides a private retreat, complete with its own en-suite shower room and useful eaves storage.

Externally, the property benefits from a private rear garden, perfect for outdoor entertaining, along with a garage and off-road parking.

Situated in the popular Oulton area, the property is conveniently located for local amenities, schools, and transport links, making it a fantastic opportunity for a range of buyers.



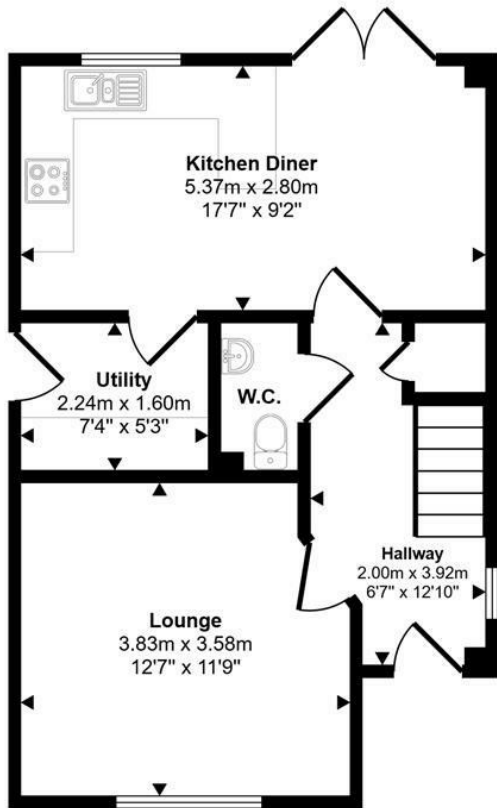




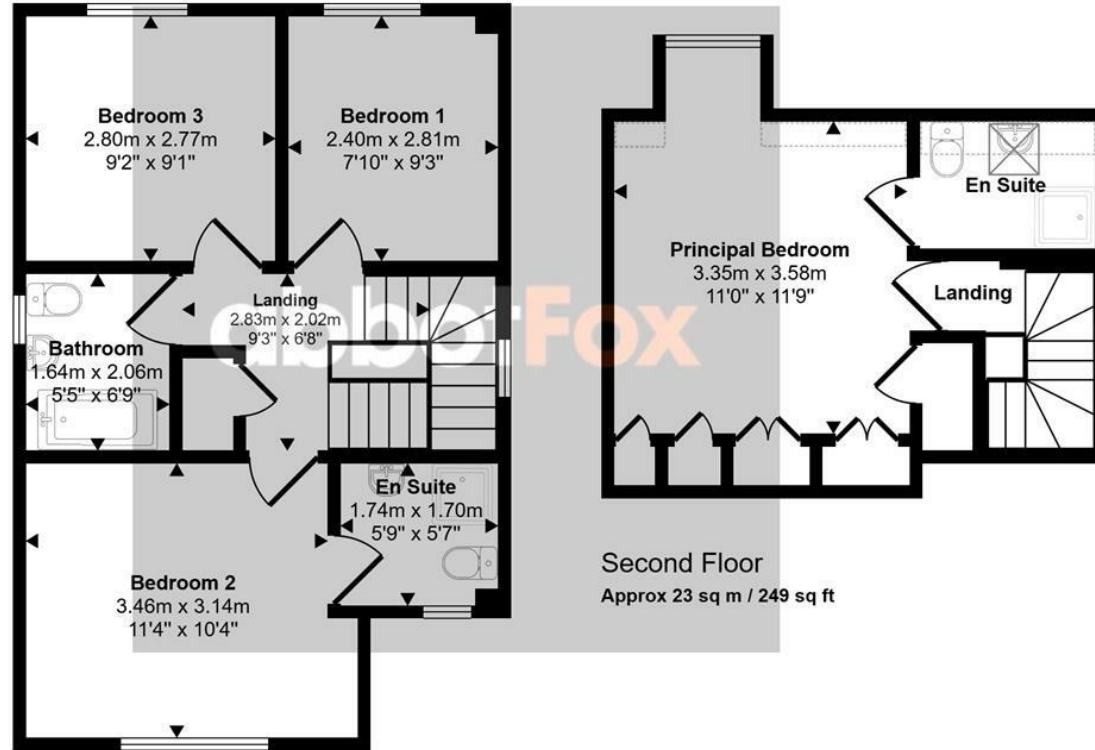
## THE HIGHLIGHTS \_\_\_\_\_

- Sought-after Oulton location
- Principal bedroom suite occupying the top floor with en-suite
- Spacious kitchen diner with garden access
- Separate lounge with good natural light
- Flexible layout ideal for families or home working
- Private rear garden

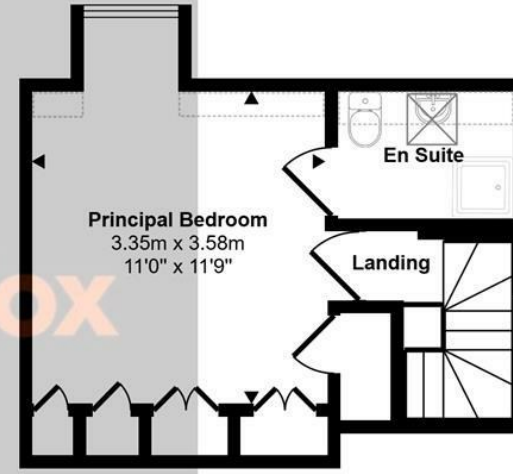
Approx Gross Internal Area  
126 sq m / 1351 sq ft



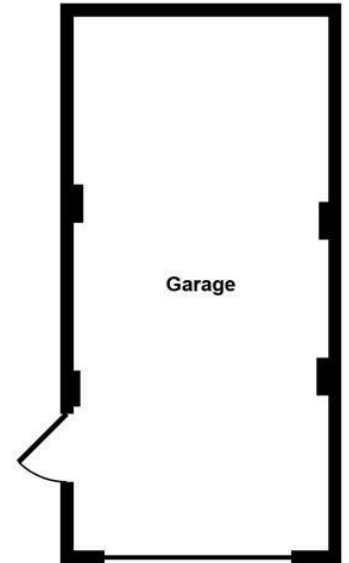
Ground Floor  
Approx 42 sq m / 456 sq ft



First Floor  
Approx 42 sq m / 454 sq ft



Second Floor  
Approx 23 sq m / 249 sq ft



Garage  
Approx 18 sq m / 192 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.