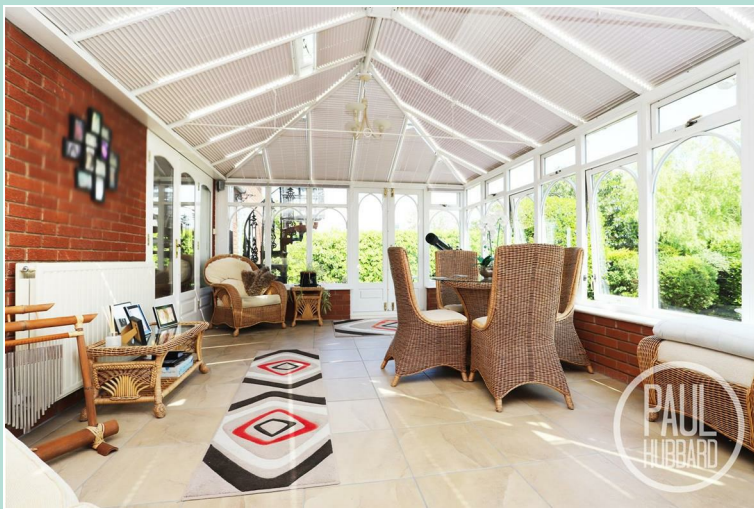


£1,150,000  
Asking Price



## Broadview Road Oulton Broad, NR32 3PL

- Exceptional 3-storey waterside residence on Oulton Broad
- Stunning panoramic views and private moorings
- Approximately 3,000 sq ft of versatile accommodation
- Expansive master suite with balcony, dressing room & sauna

- South-facing rear garden approx. 0.35 acres
- Three private moorings
- Double garage plus ample off-road parking with EV charging point
- 5/6 bedrooms, including guest suite with private balcony
- High-spec German kitchen with Miele appliances
- Prime location with access to the Norfolk Broads & the coast





### Location

Situated directly on the sought-after Oulton Broad, this remarkable property offers breathtaking water views, direct access to the Broads network, and excellent transport links via two nearby train stations. The area is well-served by a variety of local shops, restaurants, and pubs, making it a vibrant and accessible coastal community.

### Entrance Porch & Hallway

Welcoming entrance porch leading into a spacious hall with contemporary radiators, fitted carpet, wall lighting, and a built-in storage cupboard.

### Study / Bedroom 6

3.40 x 2.77

Dual-aspect windows with fitted blinds, a comprehensive range of built-in furniture including two workstations, coved ceiling, and radiator.

### Cloakroom

2.39 x 1.46

Modern suite with vanity wash basin, WC, tiled walls and floor, coved ceiling, underfloor heating and downlighting.

### Games Room / Bedroom 5

3.75 max x 3.08 max

Flexible room with extensive fitted storage, drinks fridge, radiator, and window to side aspect with fitted blinds.

### Dining Room

4.18 x 3.75

Part of the semi open-plan layout, perfect for entertaining, with wooden flooring and French doors leading to:

### Sitting Room

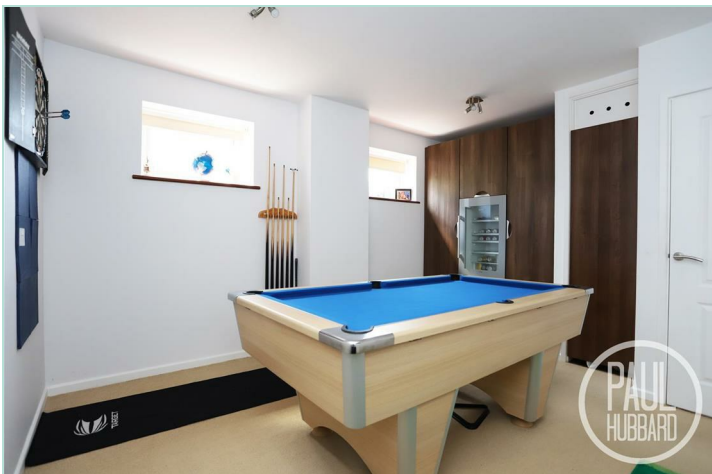
7.29 max x 5.57 max

Spacious and bright with dual French doors to the conservatory, wooden flooring, downlighters, and coved ceiling.

### Conservatory

6.1 x 3.92

South-facing with panoramic views over the garden and Broad, tiled flooring, radiator, and French doors to side patio.





### Kitchen / Breakfast Room

5.81 x 3.37

High-spec German kitchen with black granite worktops, Miele appliances including pyrolytic oven, steam oven, warming drawer, fridge/freezer, integrated dishwasher induction hob, and extractor. Boiling water tap, breakfast bar, tiled floor, and French doors to the terrace.

### Utility Room

2.75 x 1.79

Matching units and worktops, integrated washing machine, tumble dryer, second fridge/freezer, tiled floor, door to outside.

### Master Bedroom

7.25 x 4.09

Expansive and elegant with ceiling fans, dual French doors opening onto a large private balcony with spiral staircase to the garden, outdoor infrared sauna, and exceptional water views.

### Dressing Room

5.27 max x 3.39 max

Fully fitted with a wide range of wardrobes, dressing table, fitted fridge, radiator, and bay window overlooking the Broad.

### En-Suite Bathroom

3.38 x 2.94

Luxury 5-piece suite including corner Jacuzzi bath, dual wash basins with storage, WC, separate shower, heated towel rail, downlighters, underfloor heating and extractor fan.

### Bedroom 2

4.3 x 3.36

Window to front, fitted wardrobes, coved ceiling, and radiator.

### Bedroom 3

4.16 max x 4.13 max

Front aspect window, triple wardrobe, wall lighting, and radiator.

### Family Bathroom

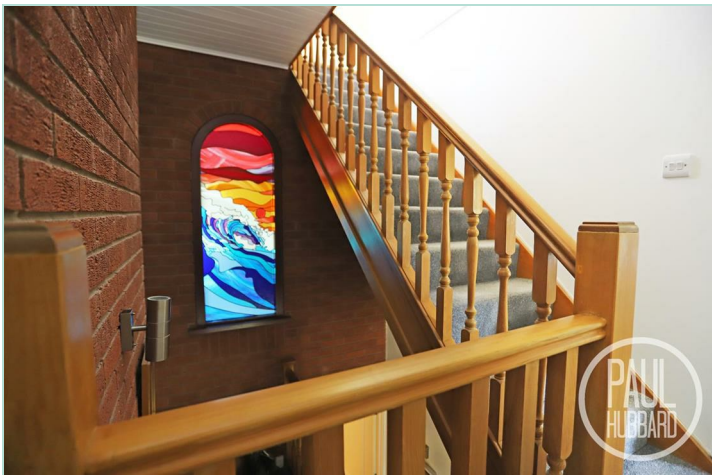
2.80 x 1.75

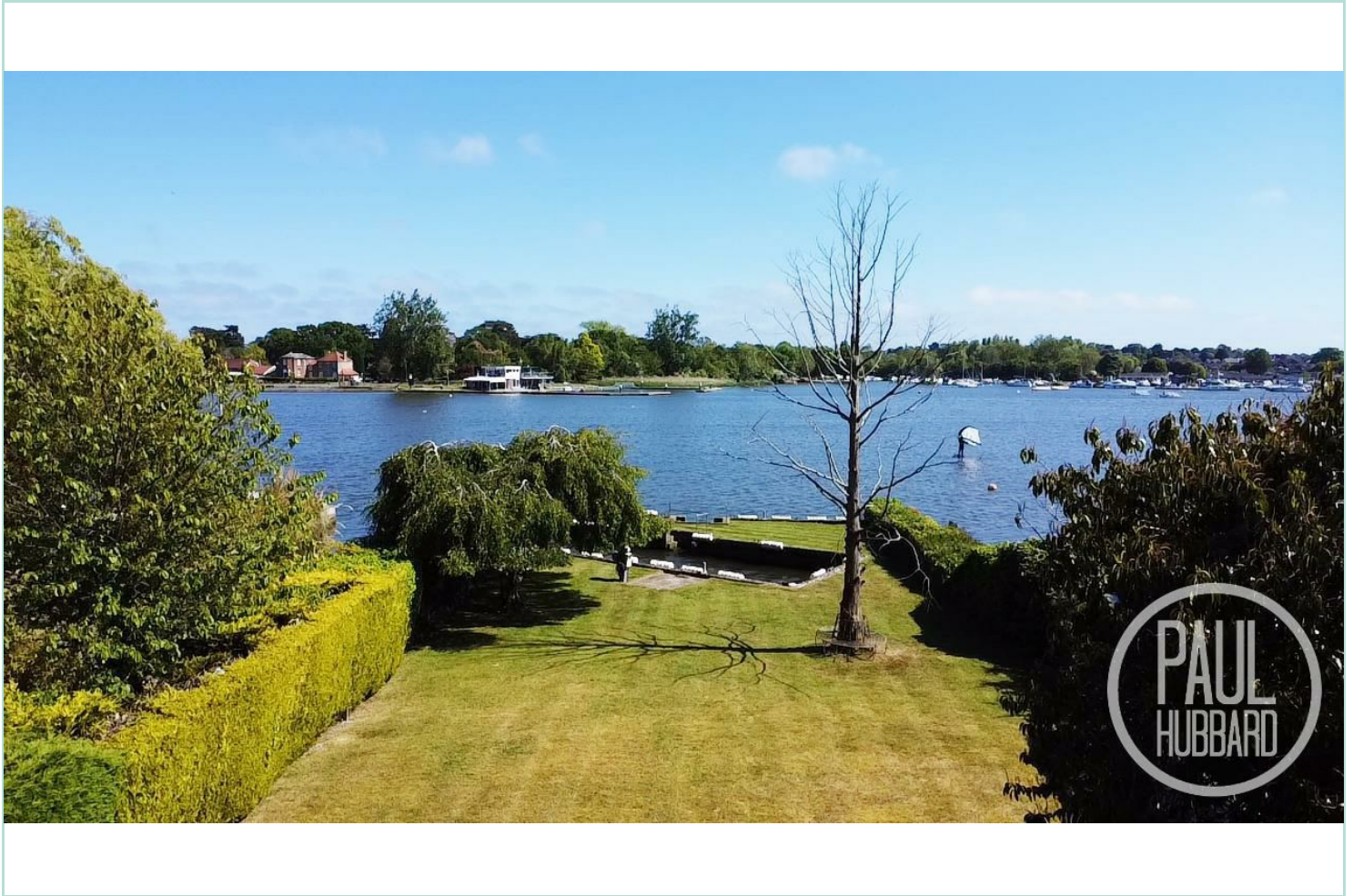
Panelled bath with shower screen, WC, vanity basin, heated towel rail, and extractor.

### Bedroom 4 / Reception Room

5.32 max x 4.91 max

A versatile top floor space with private south-facing balcony, walk-in storage, radiator, and recessed lighting.







### En-Suite Shower Room

1.96 x 1.43

Shower cubicle, WC, vanity unit, fully tiled walls and floor, and access to eaves storage.

### Outside

The property is set behind a smart brickweave driveway providing ample parking, bordered by mature hedging and raised beds with gated side access to the rear.

Extending to approx. 0.35 acres, the beautifully landscaped south-facing garden gently slopes to the water's edge. Laid mainly to lawn with mature planting, a large sun terrace, and raised seating area with direct access to the conservatory, kitchen, and master suite via the spiral staircase.

### Double Garage

5.1 x 4.9

Integral with twin electric roller doors and power connected.

### Moorings

- A main mooring
- A cut-in berth
- A submerged mooring point approximately 5 meters out, suitable for a sailing boat (a buoy can be added as required)

### Outbuildings

Two large sheds and a greenhouse provide additional storage and hobby space.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
 Council Tax Band: G  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

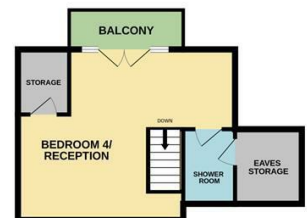
GROUND FLOOR



1ST FLOOR



2ND 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements