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£325,000



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10 Fern Avenue Oulton Broad, NR32 3JF

- **OVER 1,290 sq ft of LIVING**
- **SOUGHT AFTER CUL-DE-SAC**
- **THREE DOUBLE BEDROOMS**
- **ENCLOSED REAR GARDEN,
TANDEM GARAGE & DRIVEWAY**
- **SOLAR PANELS**
- **23ft LOUNGE DINER at REAR**
- **GROUND FLOOR STUDY**
- **PRIME OULTON BROAD LOCATION**
- **GAS CENTRAL HEATING**
- **OPPORTUNITY TO IMPROVE TO
CREATE YOUR DREAM HOME**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.90m x 1.05m (6' 3" x 3' 5")

Enter through the modern part-glazed composite front door into the Entrance Porch. There's a 'porthole' style window allowing plenty of daylight in and ceramic tiling is laid underfoot. Simply hang up your coat, kick off your shoes and relax in your new home.

Hall

This is such an imposing and spacious Hall with your staircase winding up to all first-floor rooms and a huge 'picture' window halfway up the stairs allows an abundance of natural daylight in. There's a handy storage cupboard under and the hall features a radiator and doors lead into your Kitchen, Living Room and ...

Study 2.16m x 1.32m (7' 1" x 4' 4")

Whether you require a home office to work from home, need somewhere quiet for the kids to do their homework, a hobby room or just like your study away from the living area, this is a perfect facility. There's a uPVC sealed unit double glazed window to side aspect, radiator and a door leads you into your...

Cloakroom WC 1.32m x 1.27m (4' 4" x 4' 2")

Essential for the family is the downstairs Loo. There's a suite comprising of a pedestal sink and low-level WC, while an opaque uPVC sealed unit double glazed window attracts plenty of natural daylight.

Lounge Diner 7.24m x 4.11m (23' 9" x 13' 6")

What a magnificent 'open-plan' room this is! Located at the rear of the property with stunning views of your rear Garden. Two uPVC sealed unit double glazed windows are to rear aspect while another huge window looks out to the side.

You can lay out whichever way you prefer; however it currently set up with the Dining area to the right-hand side with ample space for a large family dining suite.

To the left, the living area features a fireplace, radiator and a fitted carpet is laid underfoot throughout the whole room.

Sliding patio doors lead into your ...

Conservatory 3.25m x 2.77m (10' 8" x 9' 1")

The perfect place to sit and unwind with panoramic views over your rear Garden through uPVC sealed unit double glazing to three sides. Ceramic tiling is laid underfoot and French Doors lead outside.

Kitchen 4.09m x 2.72m (13' 5" x 8' 11")

A range of base and wall units are fitted to all four walls complete with beech effect 'shaker' style doors and drawers and a black roll edge worktop and tiled splashback over. A stainless one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window while integrated appliances include a double eye level oven and grill, hob with extractor over, dishwasher and space for your washing machine.

A large double door cupboard houses your recently upgraded 'Ideal Logic' boiler, ceramic tiling is laid underfoot and your back door leads you outside.

FIRST FLOOR

Landing

At the top of the stairs, your gallery style Landing, not forgetting that picture window which allows plenty of daylight in. There's a fitted carpet, airing cupboard and doors lead off to all first-floor rooms.

Bedroom 1 4.11m x 3.66m (13' 6" x 12')

Located at the rear of the house, there's a uPVC sealed unit double glazed window, radiator and fitted carpet.

Bedroom 2 4.11m x 3.58m (13' 6" x 11' 9")

Also located at the rear of the house, Bedroom 2 features a uPVC sealed unit double glazed window with rear Garden views, radiator and fitted carpet.

Bedroom 3 3.43m x 2.72m (11' 3" x 8' 11")

The smallest of the three is still a good sized double. There's a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

Bathroom 2.72m x 1.70m (8' 11" x 5' 7")

A suite comprises of a panel bath, separate shower cubicle which is fully tiled and pedestal sink. There's an opaque uPVC sealed unit double glazed window, radiator and fitted carpet.

WC 1.68m x 0.99m (5' 6" x 3' 3")

Featuring a low level WC and double-glazed window.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here. You are located and the end of the cul-de-sac and your asphalt driveway allows ample parking for several vehicles. Access is available to the side and rear Gardens through gates and an up and over door into your ...

Garage 6.83m x 2.90m (22' 5" x 9' 6")

Larger than a standard Garage, power and light is featured, there's a window and personal door. An extra 1m brick storage shed is tagged on the rear and is access from the rear Garden

Rear Garden

Completely enclosed and very private, your rear Garden is mainly laid to lawn with borders packed with mature trees, shrubs and plants.

SUMMARY

This is a superb opportunity to make your dream home. Though presented in a good condition, some cosmetic modernisation may be required.

Come see for yourself, call us now.

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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A SUPERB OPPORTUNITY | THREE BED DETACHED | CUL-DE-SAC LOCATION

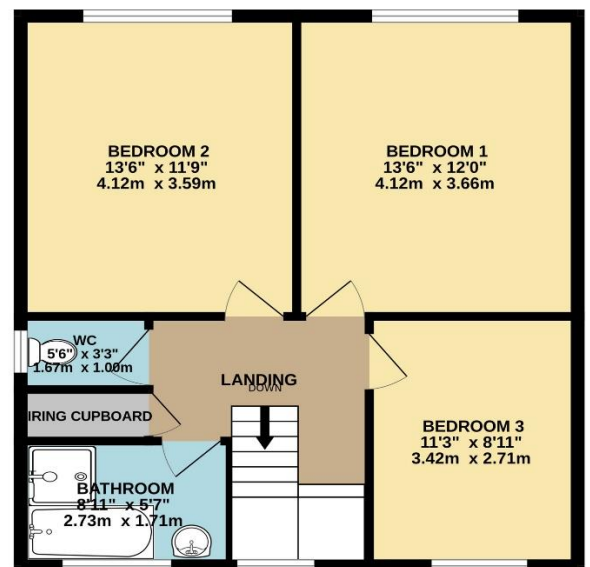
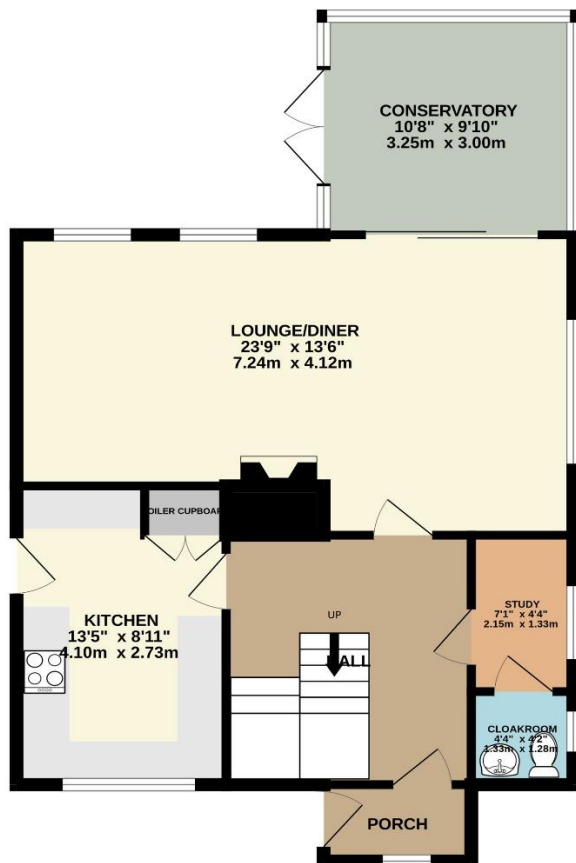
We are delighted to be assisting with the sale of this larger style detached property located in a sought-after Avenue in Oulton Broad. The property is in excellent order with many new upgrades such as the SOLAR PANELS and upgraded BOILER, however you may want to upgrade with some cosmetic décor to suit your taste. Your accommodation comprises of a huge 23ft Lounge Diner at the rear, Conservatory, Study, Cloakroom WC and Kitchen on the ground floor while upstairs, three double Bedrooms, Bathroom and WC. All this set in wonderful Gardens and the head of this quiet cul-de-sac.

SOLAR PANELS | OVER 1,290 sq ft of | CREATE YOUR DREAM HOME

LOCATION & AMENITIES

Located off Sands Lane, the area boasts a thriving community with the Broads, shops, Nicholas Everitts Park that has leisure facilities and hosts events, a museum, restaurants, public houses and train station are a short distance away. Not far from the A12 and A143 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, University Campus Suffolk, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | e-mail: steve@one-estates.co.uk



10 FERN AVENUE, OULTON BROAD

TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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