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Ranworth  
Prospect Road  
Oulton Broad



ESTABLISHED 4-BEDROOM SINGLE STOREY PROPERTY WITH GENEROUS GARDEN AND TRIPLE GARAGE

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## Ranworth, 3 Prospect Road, Oulton Broad, Lowestoft, NR32 3PT

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### PORCH

A double-glazed porch with door in from the drive, further door opens to the reception hall.

### RECEPTION HALL

A welcoming hall with doors to two bedrooms, the sitting room and kitchen. Further doors lead to an inner hall which leads to the shower room, a further two bedrooms beyond which is the conservatory. and a lobby accessing the cloakroom, studio and utility room. This hall also has a water feature and fitted storage.

### CLOAKROOM

With wc and hand wash basin.

### SITTING ROOM

This generous, well-proportioned sitting room has window to two aspects and sliding patio door leads out to a partially covered sun terrace and the garden beyond. A focal point is provided by an open fireplace.

### KITCHEN

Fitted with an excellent range of base storage cupboards and drawer unit to three walls with work surfaces over and set double drainer sink unit with mixer tap. Matching wall cabinets and glazed display units provide further storage. Fitted appliances include an electric hob and oven set into an exposed brick mock fireplace with space suitable for a fridge freezer. There is also space and plumbing for a dishwasher. Window and door to the side aspect.

### UTILITY ROOM

Providing further storage and second sink unit, plumbing for washing machine.





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### STUDIO

A bright room with double glazed windows to one aspect, and polycarbonate roof. A door opens to the garden.

### BEDROOM 1

A spacious double aspect room with fitted wardrobe.

### EN-SUITE CLOAKROOM

Fitted with wc, bidet and hand wash basin.

### BEDROOM 2

A second double bedroom with window to the side aspect.

### BEDROOM 3

This generous double bedroom has a window to the side aspect and sliding patio doors to the conservatory.

### BEDROOM 4

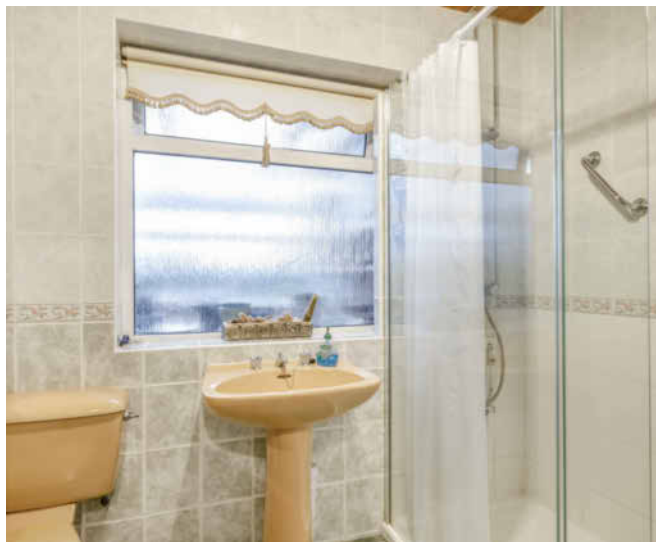
A fourth double bedroom, currently used a dining room, has fitted storage, window to the side aspect and sliding patio door to the conservatory.

### SHOWER ROOM

Fitted with shower in oversize cubicle, wc and hand wash basin, Tiling to walls.

### CONSERVATORY

A lovely, double glazed, conservatory with vaulted ceiling, this room offers lovely views over the garden and has a glazed door opens onto a patio and the garden beyond.





The large rear garden is lawned and once again lawned with mature shrub beds and borders along with a number of specimen trees. There are areas of paved terrace off the conservatory and sitting room. Towards the foot of the main area of garden is a timber summerhouse, a further area of garden, partially screened by hedging, a garden shed with vegetable patch alongside. The gardens are enclosed by a combination of fencing and mature hedging and extend to around 0.5 acre (STMS).

#### AGENTS NOTE

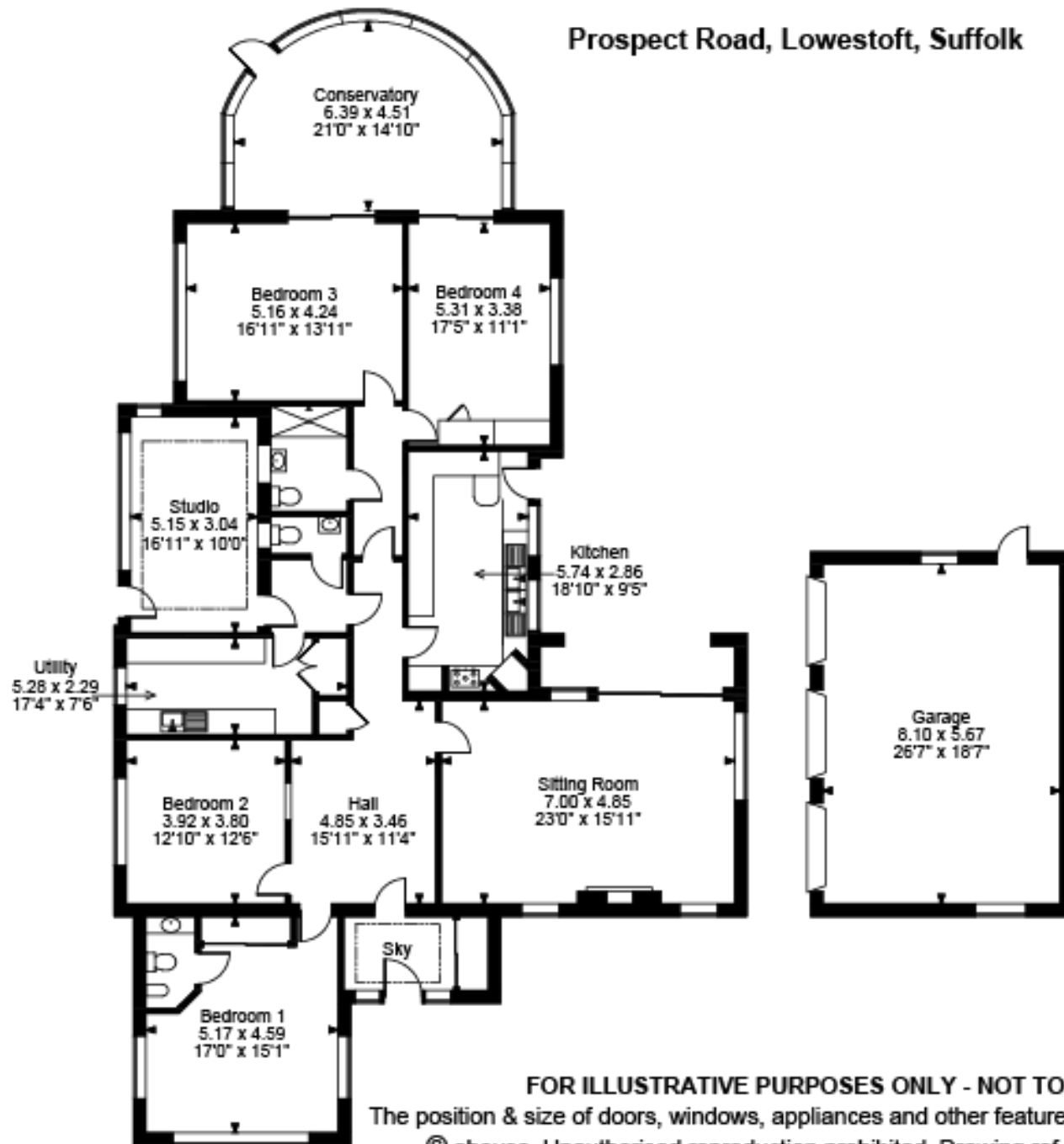
The property further benefits from a spacious loft with access from the reception hall.



#### EXTERNAL

The property stands well back from the road with a carriageway drive providing parking and leading to the triple garage with three up and over doors. Within this driveway the garden is laid to grass with numerous mature shrub beds and specimen trees.

# Prospect Road, Lowestoft, Suffolk



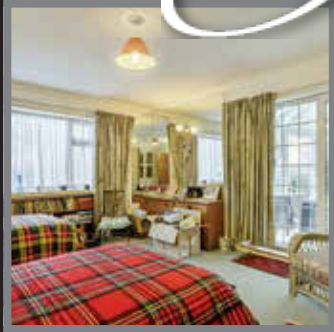
Ground Floor

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The position & size of doors, windows, appliances and other features are approximate only.  
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£595,000

Standing in established gardens which extend to around 0.5 acre (STMS) this spacious single storey property offers 4-bedroom accommodation within the popular area of Oulton Broad to the west of Lowestoft. As well as four bedrooms, with the principal bedroom having an en-suite cloakroom, there is a generous sitting room, a studio and a lovely conservatory overlooking the garden. The kitchen includes fitted appliances with a good size utility room providing further storage. Externally the property is well set back from the road and is approached over a carriageway drive to a parking area in front of the triple garage. The rear, south facing, garden features a wide lawn and a number of mature trees and shrubs. Oulton Broad has an excellent range of local facilities and amenities, not least the Broad itself which is the southernmost stretch of open water of the Broads Network. Additionally, the area benefits from a railway station linking to Norwich and Ipswich ten onward to London. To the east of Oulton Broad is Lowestoft offering further shopping, schooling and leisure facilities, along with a sandy beach.



EPC Rating: C  
Council Tax Band: E  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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