



*Tanglewood,
Oulton Broad*

Stepping through the front entrance, you are welcomed into a home where light, space and thoughtful design combine to create an exceptional living environment. From the outset, the impressive proportions are immediately apparent, with double and triple-aspect windows flooding the interiors with natural light and enhancing the effortless flow between each room

Property Feature

- Detached Modern Family Home
- Four Large Bedrooms
- Two With En-Suite Shower Room
- Family Bathroom
- Triple Aspect Sitting Room
- Formal Dining Room
- Dual Aspect Dining Room
- Separate Study
- Thoughtfully Designed Kitchen
- Separate Utility Room
- Well Established Gardens
- Tranquil Pond, Patio Areas, Vegetable Garden & Two Greenhouses
- Gated Access To Large Driveway / Detached Double Garage
- Chain Free



The Property

The elegant triple-aspect sitting room provides a wonderful setting for both everyday living and entertaining, leading seamlessly into the formal dining room, where sliding doors open onto the garden and create a natural connection between indoors and out. The dual-aspect garden room enjoys a desirable west-facing aspect, with bifold doors drawing in the afternoon sunshine, making it an ideal space for relaxed family gatherings or larger celebrations. A separate study adds further flexibility, equally suited as a home office, children's playroom or an additional bedroom if required.

At the heart of the home is a beautifully appointed kitchen, thoughtfully designed to bring people together. Fitted with quality cabinetry, it features two integrated ovens, an induction hob, microwave, dishwasher and wine fridge, while also providing space for an American-style fridge/freezer. A breakfast bar creates an inviting spot for casual dining and conversation, while the adjoining utility room offers practical laundry facilities and houses the Stiltz lift, installed in 2022, providing convenience today while future-proofing the home for years to come.













The Property Cont'd...../

Upstairs, five generously proportioned bedrooms continue the home's bright and tranquil feel. The impressive principal suite enjoys triple-aspect views across the surrounding gardens, while two further bedrooms benefit from en-suite shower rooms. The remaining bedrooms are served by a stylish family bathroom, and built-in storage in three bedrooms ensures practicality is seamlessly incorporated throughout.

External

Outside, the beautifully established gardens are a true highlight, reflecting years of careful cultivation and thoughtful planning. Mature hedging and specimen trees provide an exceptional degree of privacy, while sweeping lawns wrap around the property and colourful seasonal planting, including magnificent peonies, fragrant roses and vibrant herbaceous borders, create attractive views from almost every room. A tranquil, fish-stocked pond offers the perfect place to enjoy a morning coffee or a peaceful afternoon, while sunny patios to the east and front of the house provide wonderful spaces for outdoor dining and summer entertaining.

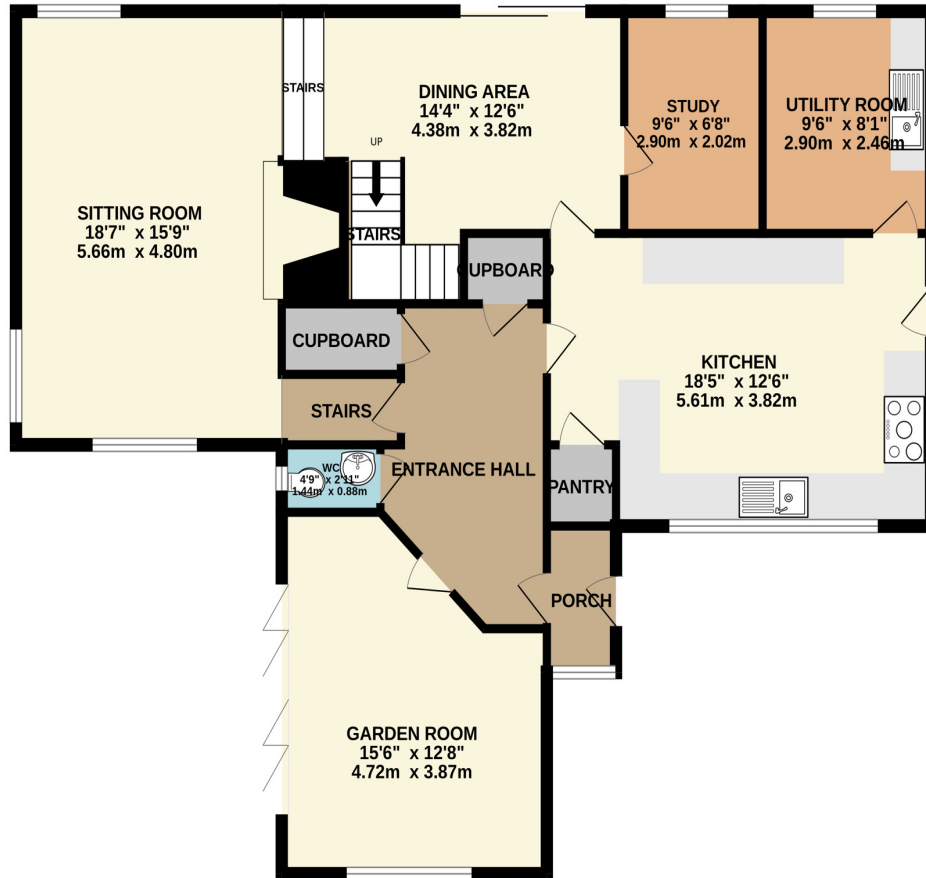
The enclosed rear garden also features productive vegetable beds and two greenhouses, making it ideal for keen gardeners.

To the front, gated access opens onto a generous driveway providing extensive off-road parking, complemented by a double garage offering secure parking, workshop space or additional storage.

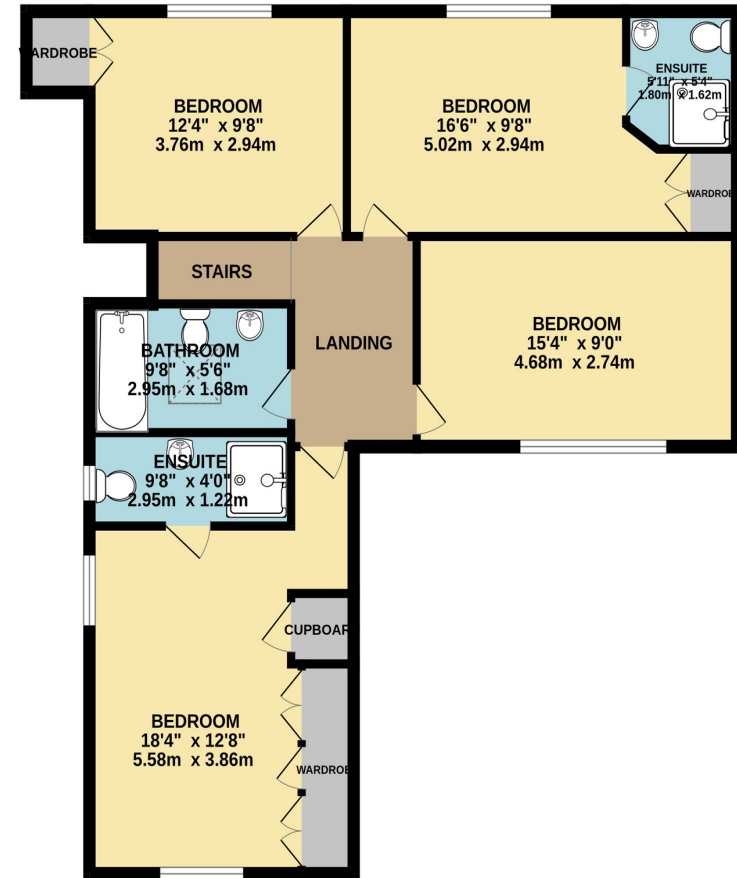
Property Summary

Designed for both family life and entertaining, this home has played host to countless celebrations, summer barbecues and treasured memories, while still offering a wonderful sense of peace and privacy. Beyond the gates, scenic marshland walks begin almost from the doorstep, with the picturesque villages of Somerleyton and St Olaves nearby for longer countryside adventures. Oulton Broad offers sailing, boating and a range of waterside leisure activities, while the stunning Suffolk and Norfolk coastline is only a short drive away. Combining elegant interiors, beautifully landscaped gardens and an enviable setting, this exceptional home perfectly balances style with practicality. Filled with natural light and designed for modern family living, it presents a rare opportunity to enjoy a relaxed lifestyle in one of the area's most sought-after locations.

GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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.

Made with Metropix ©2026

Additional Information:

Local Authority : East Suffolk

Council Tax Band: F

Services: Gas connected for hot water and central heating, mains sewer, electricity connected.

Viewings: By Appointment Only

Post Code: NR32 3PU

EPC Rating: C

Guide Price : £685,000

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 re-check measurements.



Templewicks Estate Agents

01502 716 300

templewicks.co.uk

