

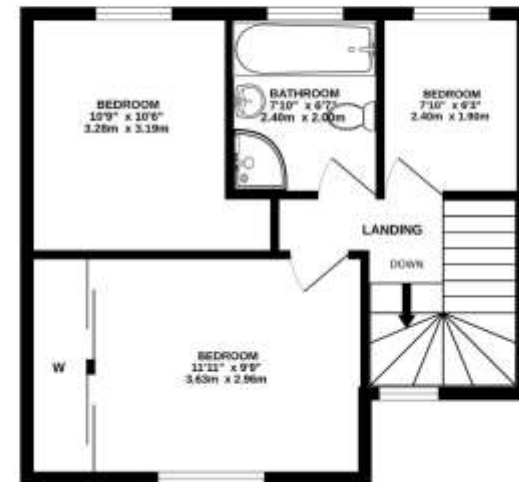
Herons Close, Oulton Broad, Lowestoft
OIEO £300,000 Freehold



GROUND FLOOR



1ST FLOOR



While 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 misstatement. 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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Attractive Detached Family Home
- Three Generous Bedrooms
- Stunning Open Plan Kitchen/Dining Room
- Downstairs Cloakroom & Modern Bathroom
- Spacious Sitting Room
- Beautifully Landscaped Rear Garden
- Garage & Driveway
- Quiet Cul-de-Sac Location
- Offered With No Onward Chain
- EPC Rating D / EPC Rating C

Description

Situated within a peaceful close in the popular area of Oulton Broad, this attractive detached family home offers generous accommodation, excellent parking and a beautifully landscaped rear garden.

Offered with no onward chain, the property is ready for its next owners and early viewing is highly recommended.

The welcoming entrance porch has ample storage space with a further door leading to the inner hallway. This leads into a spacious lounge, providing a comfortable setting for relaxing and entertaining with a large window to the front aspect and French doors which lead into the kitchen/dining area. From the inner hallway there is also a useful downstairs cloakroom with two-piece white suite comprising a low-level W/C and hand wash basin, along with additional storage and a rear lobby giving access to the outside. The real highlight of the home is the impressive open-plan kitchen/dining room. Stylishly presented and designed with modern family living in mind, the kitchen provides plenty of workspace with a range of modern fitted wall and base units with roll top work surfaces above. There is an inset eye level electric oven with separate four ring electric hob with extractor hood above. There is also ample space for further appliances including an American style fridge/freezer, washing machine and dishwasher. The kitchen is complimented by ceramic tiled flooring and inset spotlights. The kitchen opens into the dining area which creates a fantastic social space with patio doors that open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

To the first floor there are three well-proportioned bedrooms and a bathroom all accessed from the spacious landing. The generous principal bedroom features a range of built-in wardrobes with a window to the front aspect. The second bedroom is also a comfortable double, while the third bedroom would make an ideal child's room, home office or guest bedroom.

Completing the first floor is a family bathroom which comprises a modern four-piece white suite with shower cubicle, tiled bath, low level WC and a hand wash basin with vanity unit beneath.

Offered with no onward chain the property also has the option of being bought fully furnished, ideal for a first-time buyer.

Outside

Outside the property occupies a generous plot. To the front aspect there is a large driveway providing hardstanding and ample off-road parking and access to the garage. There is an addental shingled area which provides further parking and a lawn area with concrete edging.

Outside to the rear aspect the enclosed rear garden has been thoughtfully landscaped throughout. Incorporating areas of artificial lawn and decking, making it a pleasant and private space for enjoying the warmer months. The garage is currently used for storage, but offers excellent flexibility for a variety of uses. With its convenient location close to local amenities, this is a fantastic family home that should not be missed.

The property is also conveniently located just a two-minute walk from a highly regarded local primary school, which has an **Outstanding Ofsted rating** and an excellent reputation.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ
Council Tax C

Agents Notes

Under Section 21 of the Estate Agency Act, the seller of the property is associated with the director of Iconic Estate Agents.

Directions

From Bridge Road, head east towards the junction with Beccles Road. Turn left onto Beccles Road and continue for a short distance before turning right onto Sands Lane. Continue along Sands Lane, then turn left onto Herons Close. Follow the road into the cul-de-sac, where the property can be found.

