



ASH COTTAGE, 59 SANDS LANE

QULTON, LOWESTOFT, NR32 3ER



Ash Cottage is a beautifully presented bungalow that has been thoughtfully updated and meticulously maintained by the current owner, including the recent installation of a stylish new kitchen. Tucked away from Sands Lane and situated close to Bonds Meadow, a 7-acre heritage woodland, the property enjoys a peaceful and private setting.

The accommodation is entered via a welcoming hallway that provides access to all principal rooms. The sitting room enjoys views over the front aspect and features double doors opening into a dining room, which could also serve as a third bedroom if required.

There are two well-proportioned double bedrooms, one of which is currently used as a dressing room, while the principal bedroom benefits from an en-suite wet room. A well-appointed family bathroom includes a separate shower enclosure.

Further along the hallway is the recently fitted kitchen, finished with contemporary units and complemented by a newly fitted utility room, providing excellent additional storage and practicality. Externally, the property is accessed via a shared driveway leading to a private parking area. The gardens surround the bungalow on all sides and are attractively landscaped and well maintained.

Ash Cottage combines modern comfort with a tranquil woodland-edge location, making it an ideal

home for those seeking both convenience and seclusion.

This property enjoys a highly convenient location within walking distance of Bridge Street Doctors Surgery, the local post office, and two village shops. Oulton Broad North Railway Station is also close by, providing excellent transport links. Nearby Nicholas Everett Park offers a pleasant green space for leisure and relaxation. Oulton Broad itself is located nearby, perfect for enjoying waterside walks or setting out by boat to explore the beautiful Norfolk Broads.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – C





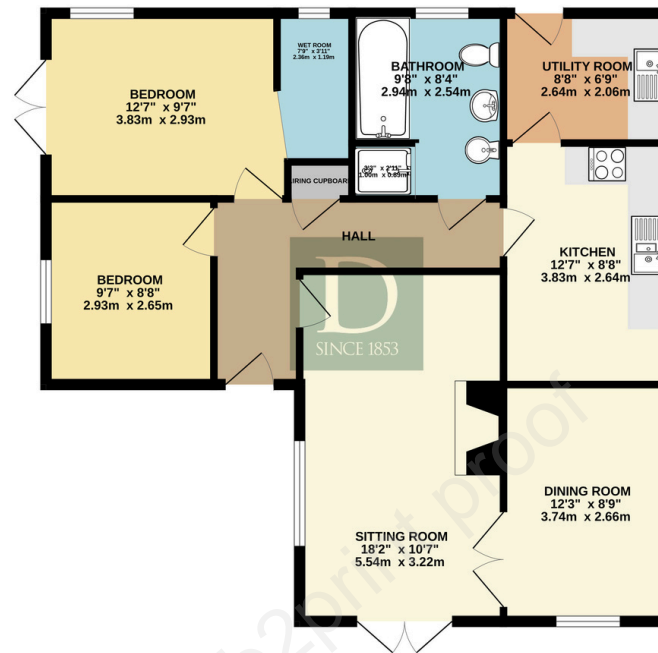
NO ONWARD
CHAIN!





FLOOR PLAN

GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing 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 guidance 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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