



01502 576840
www.angeandco.co.uk

Christmas Lane
Oulton Broad, Suffolk, NR32 3JX
'Offers In Excess Of' £450,000

Set on 'Christmas Lane' a desirable OULTON BROAD location. This INDIVIDUALLY designed & built detached home offers a WEALTH OF SPACE with VERSATILE accommodation throughout. A short distance from THE BROADS including both North & South train stations providing access further afield to Beccles, Norwich & London... Accommodation comprises; entrance hall, lounge, OPEN-PLAN KITCHEN / DINER with separate UTILITY, 5 bedrooms, ENSUITE to main bedroom, family bathroom & shower room. Secure frontage with ENCLOSED rear garden, driveway & DOUBLE garage.

ENTRANCE HALLWAY

Spacious hallway gives access to all areas on the ground floor... Karndean flooring, radiators, thermostat in situ, power points and carpeted stairs up to the first floor.

KITCHEN / DINER

20' 4" x 11' 10" (6.22m x 3.62m narrowing to 3.11m)

Modern open-plan living to the front of the home, the kitchen comprises ample wall and base units, worktop with under unit lighting, inset sink/drain, oven with electric hob and extractor fan over; space and plumbing for your chosen appliances. Vinyl flooring, 2 uPVC double glazed windows, radiator and power points. Whether the breakfast room or the dining room you have plenty of room for all to enjoy your culinary delights.

UTILITY ROOM

6' 11" x 6' 5" (2.13m x 1.97m)

A handy space lending itself to be a laundry room... Wall and base units, worktop, inset sink/drain and space/plumbing for your chosen appliances. Laminate flooring, opaque uPVC double glazed window, radiator, extractor fan, power points and gas central heating boiler in situ. uPVC part double glazed door to the side of the property.



LOUNGE**16' 4" x 14' 6" (4.98m x 4.43m)**

Light and bright taking in the views of the enclosed rear garden through the large uPVC double glazed sliding doors the lounge features fitted carpet, uPVC double glazed window, radiator, wall lighting, TV and power points.

BEDROOM 1**11' 4" x 19' 3" (3.46m x 5.87m narrowing to 4.20m)**

Wake up taking in the views of the enclosed rear garden through the large uPVC double glazed sliding doors out onto the raised decking... Why not have breakfast on the veranda? This good size double bedroom features fitted carpet, radiators, uPVC double glazed window, TV, telephone and power points. Door to...

ENSUITE

White suite comprises a low level WC, vanity unit with inset basin and corner cubicle with mains shower. Marble tiled floor, opaque uPVC double glazed window, heated towel rail, shaver point and extractor fan.

BEDROOM 4**9' 8" x 10' 4" (2.97m x 3.15m narrowing to 2.64m)**

Fitted carpet, uPVC double glazed window, radiator, telephone and power points.

BEDROOM 5 / STUDY**9' 11" x 9' 10" (3.04m x 3.01m)**

A versatile room for you to utilise as you wish... This room has fitted carpet, uPVC double glazed window, radiator and power points.

**FAMILY BATHROOM**

White suite comprises a low level WC, pedestal basin and a p-shaped panelled bath with mixer tap and shower screen. Tiled flooring, opaque uPVC double glazed window, radiator, shaver point and extractor fan.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor, doors to bedrooms 2 and 3 and the shower room. Fitted carpet, Velux window and power points.

SHOWER ROOM

White suite comprises a low level WC, pedestal basin and a corner cubicle with mains shower. Aqua-Step flooring, Velux window, radiator and extractor fan.

BEDROOM 2**17' 9" x 17' 2" (5.43m x 5.24m narrowing to 4.73m)**

Fabulous size double bedroom at the rear of the home provides a wealth of space. Fitted carpet, uPVC double glazed window, radiator, TV and power points. Loft access in situ.

**BEDROOM 3****17' 9" x 17' 8" (5.43m x 5.39m narrowing to 4.91m)**

Another fantastic size bedroom... Fitted carpet, uPVC double glazed window, radiator, TV, power points and eaves storage.

OUTSIDE

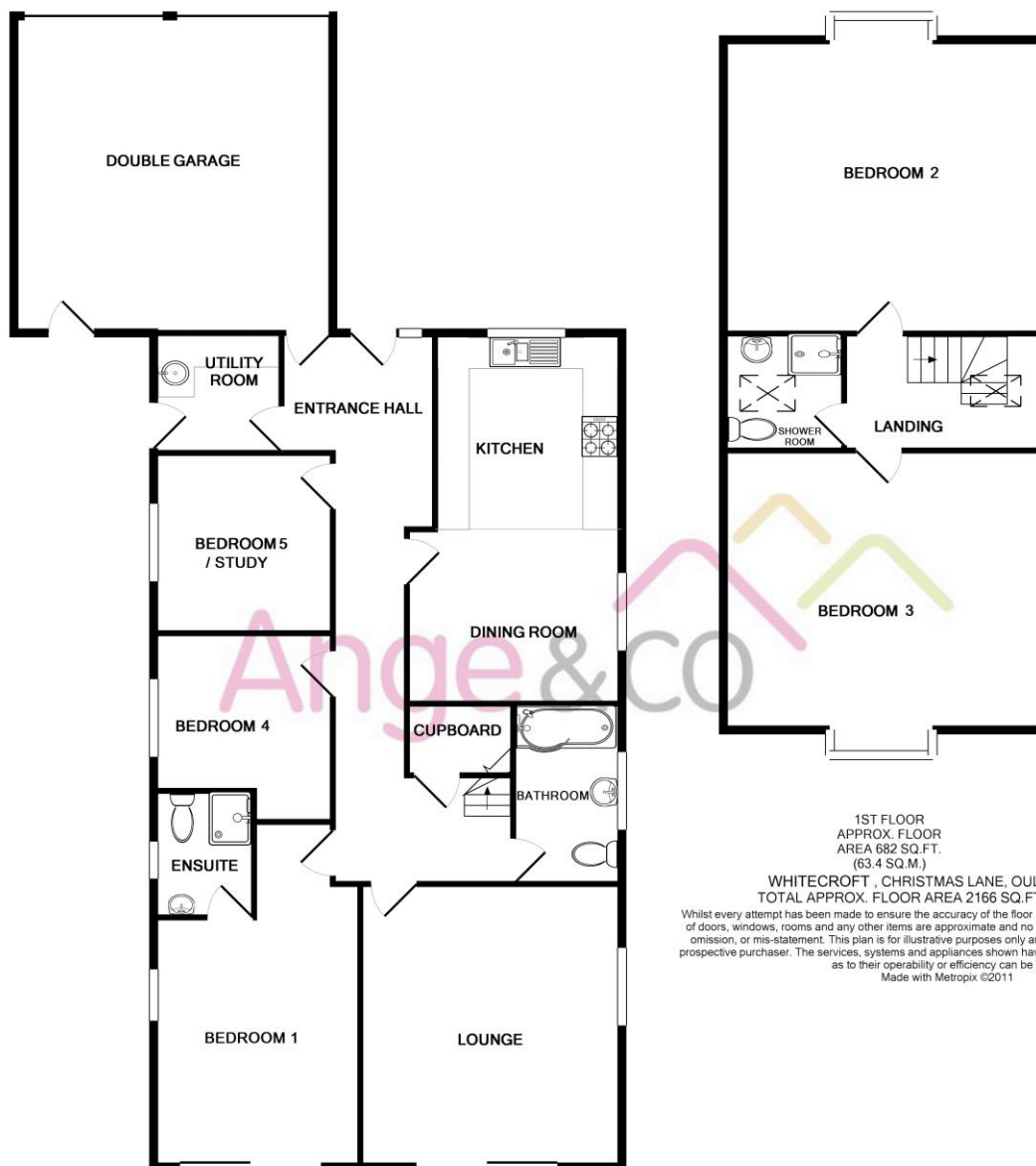
Double gates give great presence to the property and open into the driveway which provides parking for several vehicles. Attractive aggregate, mature shrub borders and a raised bed with inset shrubs.

Pedestrian access to the rear garden and front door.

Two electric roller doors give access to the oversized DOUBLE GARAGE (17' 4" x 17' 6" (5.29m x 5.34m)) which provides a wealth of space with eaves storage, light, power points and consumer unit in situ.

Integral personnel door to the entrance hallway and personnel door to the mainly laid to lawn rear garden... With mature shrub borders and raised decking spanning the width of the property.

EAST SUFFOLK COUNCIL TAX - BAND F**ENERGY PERFORMANCE CERTIFICATE RATING - TBC**



GROUND FLOOR
APPROX. FLOOR
AREA 1484 SQ.FT.
(137.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.4 SQ.M.)
WHITECROFT, CHRISTMAS LANE, OULTON BROAD
TOTAL APPROX. FLOOR AREA 2166 SQ.FT. (201.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 62011

Ange & CO
Independent Estate Agent

Services

ALL MAINS SERVICES
GAS CENTRAL HEATING
East Suffolk Council
Tax - F
EPC Rating - TBC

Ivy Lane, Oulton Broad
Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

www.angeandco.co.uk

