

Offers in Excess of:

£250,000



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12 Marsh Road Oulton Broad, NR33 9JY

- CHARMING DETACHED COTTAGE
- MANY ORIGINAL FEATURES
- TRIPLE GLAZING
- THREE STOREY
- GAS CENTRAL HEATING
- 1/3 ACRE GARDENS
- STUDIO | HOME OFFICE | WORKSHOP | SUMMER HOUSE | HOBBY ROOM
- STUNNING PARKLAND GARDENS
- DOUBLE GARAGE
- BEAUTIFULLY MANICURED

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.10m x 0.70m (3.61ft x 2.30ft)

Through the modern front door composite front door into your Entrance Porch. Another door leads you into your Hall, simply kick off your shoes, hang up your coat and relax in your new home.

Hall

Your Hall is the link between all ground floor rooms and features space saving double doors leading off to your Lounge, Kitchen and ...

Cloakroom WC / Utility 2.40m x 1.20m (7.87ft x 3.94ft)

This handy room features a suite comprising of a low-level WC and pedestal sink. It also doubles up as a Utility with ample space and plumbing for you automatic washing machine and tumble dryer. Tiled flooring, a radiator and a triple glazed window also feature.

Kitchen 4.15m x 3.53m (13.62ft x 11.58ft) narrowing to 2.40m

Almost triangular, your uniquely shaped Kitchen is light and bright due to three uPVC sealed unit triple glazed windows. A range of base and wall units are fitted to four walls complete with modern contemporary grey 'shaker style doors and drawers with a black roll edge worktop over. Integrated appliances include a gas hob with extractor hood over, eye level oven and dishwasher. A polycarbonate sink and drainer is located under one of your windows and tiling is laid underfoot.

Lounge 4.00m x 3.71m (13.12ft x 12.17ft) plus bay

Located at the rear of the property, your Lounge features a large Bay with uPVC sealed unit triple glazing and a set of triple glazed French doors leading our to your Courtyard to rear. Original timber beams are prominent in this room adding stacks of character. There's a living flame gas fire housed in a brick surround to cosy up in front of on those cold nights, LVT flooring, a radiator and your carpet staircase lead you up to all first and second floor rooms.

FIRST FLOOR

Landing

At the top of the stairs, your Landing is almost another room. While doors lead off to your Master Bedroom and Bathroom, there's ample space here for more furniture, there's a fitted carpet and uPVC sealed unit window to front aspect. A steep staircase leads you up to your loft room and there's also a cupboard housing your 'Combi' boiler.

Master Bedroom 3.10m x 3.00m (10.17ft x 9.84ft)

A uPVC sealed unit triple glazed window overlooks your Courtyard, there's a fitted carpet, radiator and bank of built in wardrobes.

Bathroom 2.45m x 2.00m (8.04ft x 6.56ft)

Recently upgraded, your modern contemporary Bathroom features a suite comprising of a jacuzzi style panel bath with shower over and glass screen over, pedestal sink and low-level WC. There's an opaque uPVC sealed unit triple glazed window, towel rail radiator and tiled floor covering.

SECOND FLOOR

Loft Bedroom 3.95m x 2.43m (12.96ft x 7.97ft)

This handy Loft Room is access up steep steps and features a fitted carpet, power and light.

OUTSIDE

Cottage Courtyard

Outside your Lounge, a small courtyard is the perfect place to sit and unwind. Private and featuring patio and shingle, there's also a small pond... If you want something a little bigger ... read on!

GARDENS

As you approach the front door of the cottage on the Driveway, you will discover a private gravel lane disappearing into the countryside.... Well, that belongs to the Cottage!

At the end of the lane, you will discover this parkland garden paradise. There's plenty of parking Infront of the double Garage. Beautifully manicured lawns, mature trees, shrubs and plants, Seating areas, a summer house, a 'grow your own' area complete with greenhouses, this garden has the lot.

Also, in a secret area surrounded by exotic planting, there is a building you could utilise for many uses. Currently set up as a day room / bar, you could use this as an extension to our house. There's a Lounge Kitchen, WC (not plumbed) and another Hobby Room.

Council Tax

Band C

SUMMARY

There is so much to say about this wonderful cottage and Gardens that you need to see it to appreciate everything about it. If you are looking for the 'Good Life', would like plenty of garden, yet don't need much living space, all set in a sought-after neighbourhood, then this could be for you.

I invite you to take a look, call us on the numbers on page one.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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CHARMING 'CHOCOLATE BOX' COTTAGE

Stunning 1/3 ACRE MANICURED GARDENS | SUMMER HOUSE

We are delighted to offer for sale this delightful, detached cottage located just off Bridge Road in this sought Broadland Village. Your accommodation comprises of a Cloakroom WC/Utility, modern yet traditional Kitchen and bay fronted Lounge packed with original features, while upstairs your Master Bedroom and contemporary Bathroom while on the second floor there's a handy loft room. All this set in a small courtyard complete with triple glazing and gas central heating.

STUNNING PARKLAND GARDENS

As well as this charming Cottage you will also own the long gravel Driveway which leads you down to your beautiful haven. A third of an acre garden with so many exciting features, this is your very own paradise. Perfectly manicure lawns, wooded areas, Summer Houses, 'grow your own' areas and as an extra bonus, there's a building currently set up as a Bar/Lounge which could be converted to an Annex, Home Office, Gym or Hobby Room. There are three rooms in this building with a log burner, patio doors, Kitchen and patio.

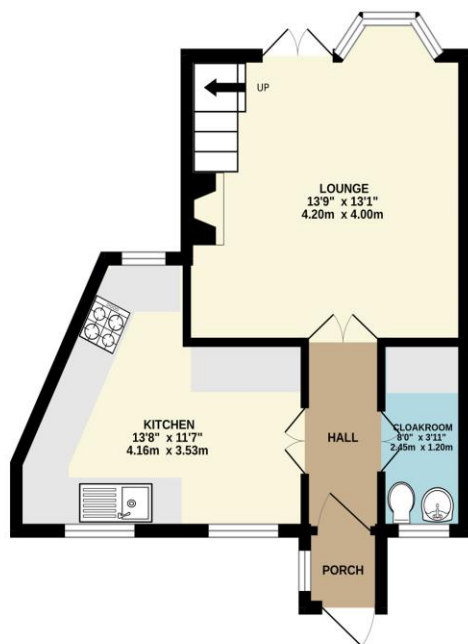
Enjoy the peace and tranquillity in your very own bit of Broadland

LOCATION AND AMENITIES

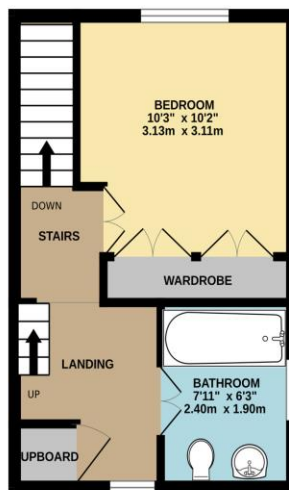
Situated right in the heart of the very popular and sought after Oulton broad, convenient for a range of amenities such as shops, doctors surgery, pharmacy, restaurants and right next to Nicholas Everitt Park. Being situated just off the A146 and the A12 making the commute into Lowestoft, Norwich and Ipswich all easily accessible. Good schools, public transport is convenient and both the Suffolk countryside and our very own award winning beach is a short distance away...

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk

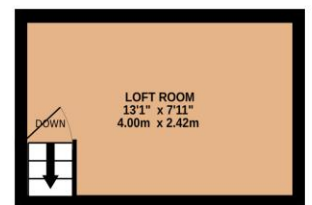
GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



2ND FLOOR
104 sq.ft. (9.7 sq.m.) approx.



12 MARSH ROAD, OULTON BROAD

TOTAL FLOOR AREA : 721 sq.ft. (67.0 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.
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