



27 Prospect Road  
Oulton Broad | Suffolk | NR32 3PT

FINE & COUNTRY



# ENTERING A NEW ERA



“On a very desirable road in a sought-after area, this home enjoys an excellent position. Newly extended and renovated by the owner, it’s contemporary, stylish and perfect for anyone who loves entertaining, with a superb open plan spacious living space leading onto a large, south-facing garden. In leafy surroundings and walking distance from the Broads and day-to-day amenities, it’s no surprise that this is such a popular place.”



# KEY FEATURES

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- A Beautifully Presented Detached Family Home, located in a Sought After Area of Oulton Broad
- Four/Five Bedrooms; Bedroom Five/Study Downstairs
- Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen with Separate Utility
- Two Reception Rooms and Downstairs Shower Room
- Underfloor Heating Throughout
- Ample Off Road Parking for Several Vehicles
- Large Private and Secure Rear Garden with Sheltered Cooking BBQ Area
- Local Amenities and the Broads Close By
- The Accommodation extends to 1,799sq.ft
- Energy Rating: C

If you love hosting a houseful, this is for you. Thoughtfully designed with social occasions in mind, the accommodation is brilliant for entertaining and for family life alike. Beautifully finished with no work to do, it's a very easy house to live in and it has so much to give. A very long lawned garden provides sunny, private space in which to relax – and when you do have to get out and about, everything is within easy reach.

## Totally Transformed

The property was built in the 1960s and when the owner came to view the house was very much of its time and had been lived in by the same occupants all through the decades. He loved the location and saw an opportunity to modernise the house and create his ideal family home in this very desirable setting: "It's very green and leafy around here, so it has a lovely feel that belies the convenience of the location. This house gave me the chance to live in an area where I would be happy to put down roots and to make the property exactly as I wanted it." He has stripped everything right back, reconfigured the layout and extended to the front, side and to the rear, so all works have been completed and the new owners can enjoy life here right from the start.







# KEY FEATURES

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## So Lovely And Light

You come into the property and instantly it has the wow factor, with the huge open plan living space opening up before you. The kitchen is at the back of the house and has been designed with entertaining in mind, with a boiling water tap, double ovens, warming drawers and three dishwashers (one large and two smaller, so you can run the smaller ones day to day). To your right is the dining room and you'll see the owners have a 14-seater table in here, in addition to the stools at the breakfast bar. Open to the dining area is a spacious sitting room with a triple aspect and a wall of bifold doors on the south side, so you can spill out into the garden when you have a houseful.

## Working Your Way

There's a ground floor bedroom and shower room, ideal for anyone with limited mobility, as well as four further bedrooms and two bathrooms on the first floor. The owners currently use one bedroom as a study, so there's plenty of flexibility here. All the first-floor bedrooms have a washbasin, so you don't have to queue for the bathroom when you're getting ready in the morning! Having the option of five bedrooms also makes this ideal for social occasions – if you often host friends for the weekend (and when you live this close to the coast and the Broads, that's sure to happen...) it's good to have the room to hang out together and for everyone to have their own private bedroom. It's ideal for a large family too. The owner has fitted underfloor heating on both the ground and first floor, which is an unusual but welcome addition.

## Step Outside

The garden here is a blank canvas. The owners have a young child and have kept the garden simple and secure, so they have time to enjoy it and to play and relax outside without having to spend hours tending to it. If you're a keen gardener, there's scope for you to get stuck in here and to create something magnificent. Certainly there's plenty of space, lots of sunshine, and you're very secluded too. This is a lovely area with plenty of greenery and mature trees around, yet you don't have to go far for the nearest facilities. You can walk just round the corner for the nursery and primary school or into town for shops, the station and more, or head to the river, Oulton Broad, the park or the coast.









































# INFORMATION

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## On The Doorstep

Oulton Broad itself is the most southern area of open water on the Broads Network. The village has an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to Norwich or to Ipswich and then on to London. Oulton Broad is part of Lowestoft the most easterly point in the United Kingdom and has wonderful beaches. The area is well served by state and private schools.

## How Far Is It To?

Norwich lies approximately 26 miles North West of Oulton Broad and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Southwold are easily accessible within a 20 minute drive. The attractive market town of Diss is about 32 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street

## Directions

Leave Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad for about 8 miles. When you reach the Shell Garage roundabout after the Oulton Broad North Train Station, join the B1375 and then take the left hand turn onto Hall Road. Continue on this road until you reach Prospect Road, turn left and the property will be found on the left hand side.

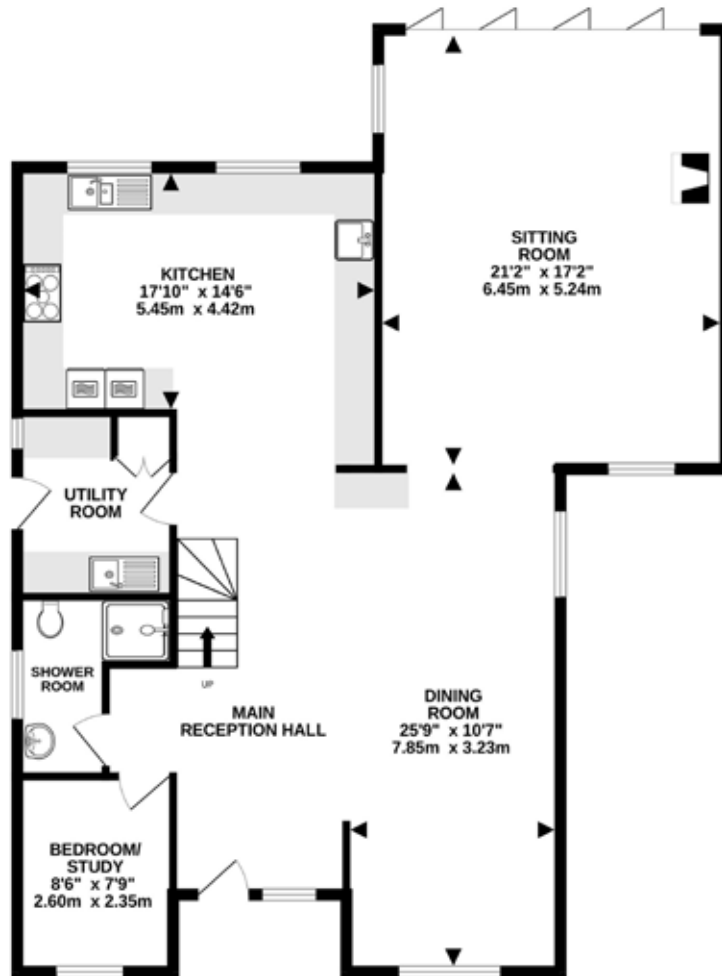
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...rugs.respects.continues

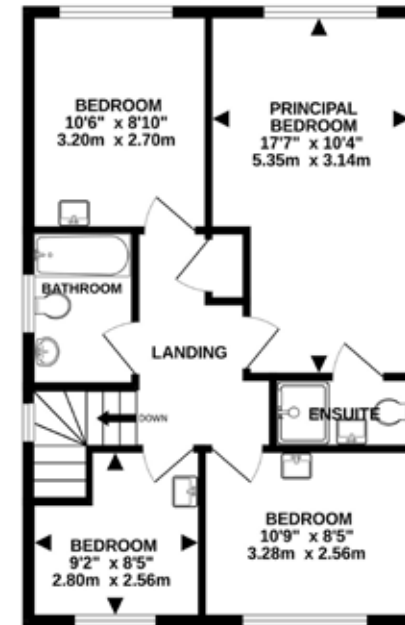
## Services, District Council and Tenure

Gas Central Heating; Underfloor Heating Throughout, Mains Water  
Mains Drainage  
East Suffolk Council; Council Tax Band E  
Freehold





GROUND FLOOR  
1238 sq.ft. (115.0 sq.m.) approx.

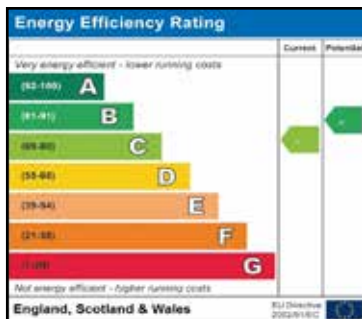


1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1799 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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