



2 Borrow Road
Oulton Broad | Suffolk | NR32 3PN

FINE & COUNTRY

ENVIABLE LOCATION



When the current owners of this light and airy property first moved here, they didn't know the area, so they didn't realise how well positioned the house is!

A short stroll from all the attractions of Oulton Broad, including the station, restaurants, watersports and the park, it's also an easy walk to open countryside and the marshes.

The property itself has been newly renovated and improved, inside and out, so the lifestyle on offer here is certainly an enviable one!



KEY FEATURES

- A Beautifully Presented Detached Chalet Bungalow, located in a Desirable Area of Oulton Broad
- Three/Four Bedrooms; Three Bathrooms
- The Principal Bedroom benefits from an En-Suite
- Open Plan Kitchen/Dining Room with Separate Utility Room
- Two Reception Rooms and a Conservatory
- Private and Secure Front and Rear Gardens
- Double Garage and Off Road Parking
- The Accommodation extends to 2,311sq.ft
- Energy Rating: D

Newly renovated by the current owners, all the hard work has been done for you at this bright and spacious home. Offering great flexibility, with excellent proportions, it has so much going for it. Private sunny gardens are the icing on the cake!

Getting It Right First Time

When the owners were moving into the area, all they wanted was a spacious house within easy reach of the coast. At the time, the pandemic meant you couldn't get out and explore as much as they would have liked, so they chose this property for the light and space – and landed on their feet! The house enjoys a superb location, a short drive from golden sandy beaches, family-friendly resorts, gorgeous wild coastline and abundant nature reserves and marshes. You're also at the southern end of the Broads, so you can try your hand at watersports, watch the powerboat racing, have lunch overlooking the water, hop on the train to Norwich, or walk the dogs by the river. Nicholas Everett Park is a popular venue for events, while the attractive gardens are a lovely place in which to picnic or soak up the sun.

Sunny And Secluded

And speaking of the sun... back at this property, the main part of the garden faces south and is completely enclosed by mature hedging, so you can sit out and relax in complete privacy. The lawn wraps around the east side of the house, with a footpath around the west side, so you're screened from neighbours or passers-by in every direction. There's another area of lawn on the far side of the property that gets both the morning and afternoon sun, with a patio where you can sit in the afternoons to unwind. The owners have done work on the garden as well as the house, so everything is immaculate and easy to maintain.





KEY FEATURES

Well Proportioned Throughout

The main entrance to the property can be found to one side. The hallway opens up into a central area that's the size of a reception room in its own right. To one side, you have a large kitchen and dining room, a beautifully bright and attractive room that would be perfect for family life or entertaining alike and is open to the conservatory. The kitchen also has gorgeous wooden worktops, including on the breakfast bar, so you can sit up and have a coffee or weekend brunch with friends, or people can chat to you while you're whipping up tasty treats for them! There's also a utility room, with heaps of useful storage. To the other side of the hall is the main sitting room, complete with a pretty brick feature fireplace. Again, this is a fabulous light and spacious room. At the back of the house are two rooms that could be bedrooms or reception rooms, depending on your preferences. One has doors to the south leading onto the garden. There's also a ground floor bathroom and additional cloakroom. Upstairs, you'll find another two very spacious bedrooms, one with a dual and one a triple aspect, plus a very luxurious bathroom and a walk-in dressing area that would also make a great little study, tucked away from it all.

















INFORMATION



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 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. The seaside town of Southwold is 13 miles to the south and the attractive and popular market town of Beccles is 9 miles away with its independent shops, restaurants, cafés & bars. Beccles also benefits from a main line rail link to Liverpool Street via Ipswich.

Directions - Please Scan The QR Code Below

Leave Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad for about 8 miles. When you reach The Wherry Public House, take a left hand turn on to Caldecott Road and at the end of the Road turn left again. At the end of this road you will reach a sharp left hand turn. The property will then be found on the right 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...trader.clips.covertly

Services, District Council and Tenure

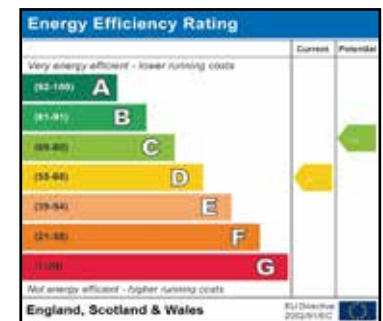
Gas Central Heating, Mains Water, Mains Drains
East Suffolk Council - Council Tax Band C
Freehold





GROSS INTERNAL AREA
 FLOOR 1: 1576 sq. ft, 146 m2, FLOOR 2: 735 sq. ft, 68 m2
 TOTAL: 2311 sq. ft, 214 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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