



6 Allen Road
Oulton Broad | Suffolk | NR32 3PD

FINE & COUNTRY

BROAD APPEAL



“In the highly desirable Oulton Broad area, close to the river and to the coast, walking distance from amenities, you’ll find this welcoming family home.

A quiet neighbourhood in which to put down roots, it’s proved to be a great place to raise a family. Significantly extended, there’s plenty of room here, whether you love to throw a party or you have a large family. It’s wonderfully light and uplifting and offers a beautiful balance of open plan areas and clearly defined spaces.”



KEY FEATURES

- A Large Detached Family House in the Highly Desirable Area of Oulton Broad
- Five Bedrooms including a Downstairs Bedroom & Bathroom
- Ideal for Multi-Generational Living
- Principal Bedroom with En-Suite Bath/Shower Room
- Kitchen with Separate Utility Room
- Open Plan Sitting/Dining Room plus a Study
- Spacious & Fully Enclosed Rear Garden
- Separate Single Garage and Large Driveway
- The Accommodation extends to 1,820sq.ft
- Energy Rating: D

There's more than first meets the eye at this appealing property. On a good-size plot in a peaceful area, it's a sociable home with a friendly feel. You can walk to schools, shops, parks, the river, the Broad, the station, or pop into town. Head home to put your feet up and enjoy the relaxing nature of this lovely abode.

For The Long Term

This is a place to put down roots. The current owners came here over 20 years ago, moving in when they were newly married and subsequently raising their four children here. Only now that their children are older and starting to fly the nest, the owners know it's time to move on. It's been a happy home, as the children have grown up and started to spread their wings and as their parents enjoy many weekends and evenings entertaining friends and the wider family. A home full of life, a place to have fun and make memories, it's easy to see this property's appeal.

Flexibility For The Family

Larger than it first appears, this home has everything you need for family life and for hosting alike. The main part of the ground floor is made up of a wonderfully sunny, triple-aspect sitting room, open to a large formal dining area and to a long and spacious kitchen. This part of the property really does lend itself to entertaining and works equally well for everyday life, with options for both formal and informal dining. You have a log burner that effortlessly warms the whole floor in winter, plus double doors out to the garden at the back of the house too, so you have a comfortable flow between the living space and garden in summer. There's a good size utility room as well, so you can keep everything tucked away and out of sight.





KEY FEATURES

The ground floor also has two rooms at the front, along with an adjacent bathroom, so perhaps a bedroom and study, music room, home office or playroom – this is a house that can adapt to a growing family as their needs change and works for anyone with limited mobility. Upstairs, the principal suite forms part of the extension and is a great size. It has plenty of storage, plus an en-suite with larger than average bath and shower. With four children, the owners have enjoyed having this part of the house to themselves. There are further bedrooms and a shower room on this floor too.

Coast And Countryside

The owners love having friends over, so ample parking to the front of the property is a must and you certainly have that here. Behind the house is a garden that's been designed to be easy to maintain but nice for socialising. There's plenty of space for a trampoline and for children to play, and it's securely fenced. It's also surprisingly private. You can have big family BBQs out here, as the owners have done, and use the undercover area, so rain doesn't have to spoil the fun. As we've already mentioned, this is a quiet neighbourhood but it's also well situated for making the most of the area. You can walk to the station and get the train to Norwich or into Lowestoft, or you can walk down to the river and explore the lovely green countryside. Watch the powerboat racing at Oulton Broad, or head to Nicholas Everitt Park for a concert, tennis or tea and cake. This area is great if you love heading out on the water, with sailing, paddleboarding, kayaking and more happening, plus there are nature reserves where you can go walking or birdwatching. The golden sandy beaches are just a few minutes away by car and the perfect place for family days out. Have fun with the kids, head out with visiting friends, or treat the grandchildren.





















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 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 Shell Garage roundabout after the Oulton Broad North Train Station, join the B1375 and then take the left hand turn on to Hall Road. Follow this road for approximately half a mile and then turn right onto Allen Road, you will see the property on your right.

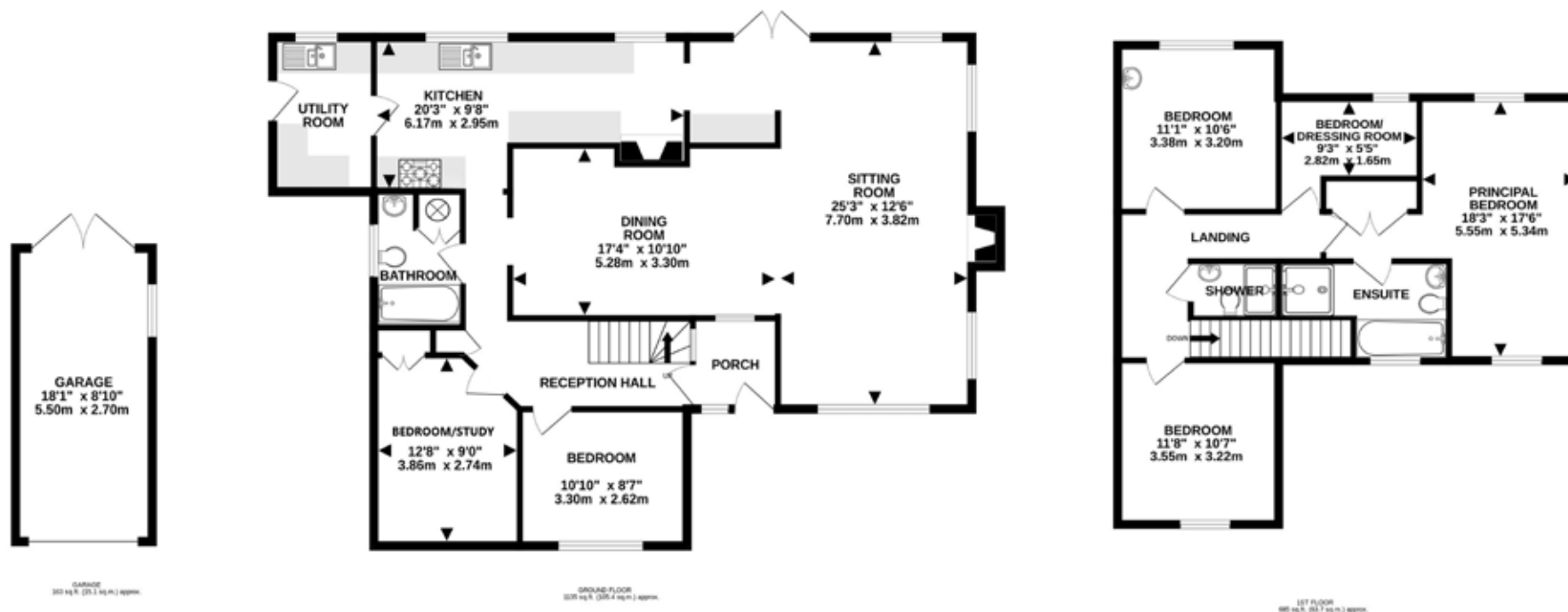
What Three Words Location

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... [amended.bungalows.parked](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band C
Freehold





FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1820 sq.ft. (169.1 sq.m.) approx.
 TOTAL FLOOR AREA : 1983 sq.ft. (184.2 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		82
B (81-91)			
C (69-80)		56	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

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