



St. Ives, Hall Road, Oulton Broad

Offers in Region of £350,000

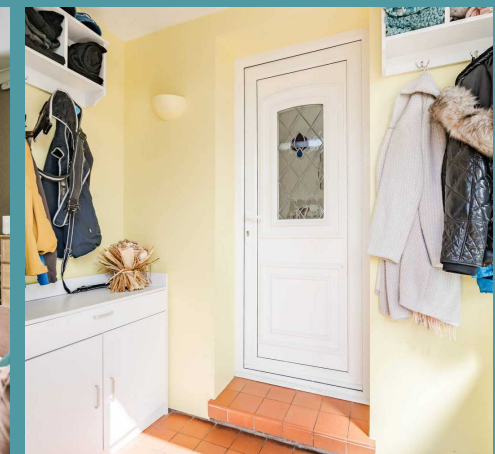
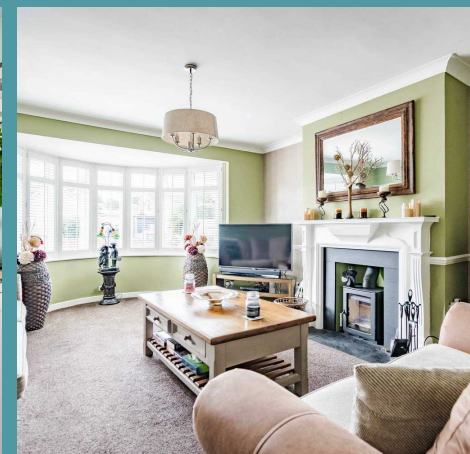
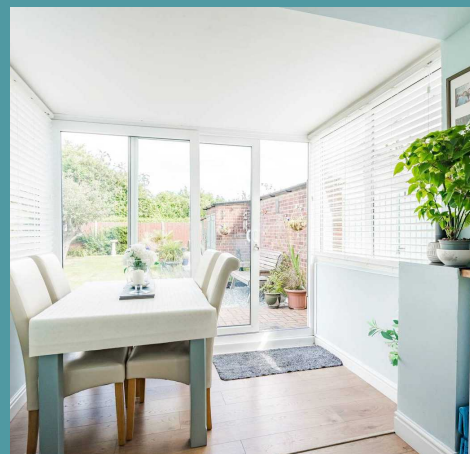
St. Ives, Hall Road

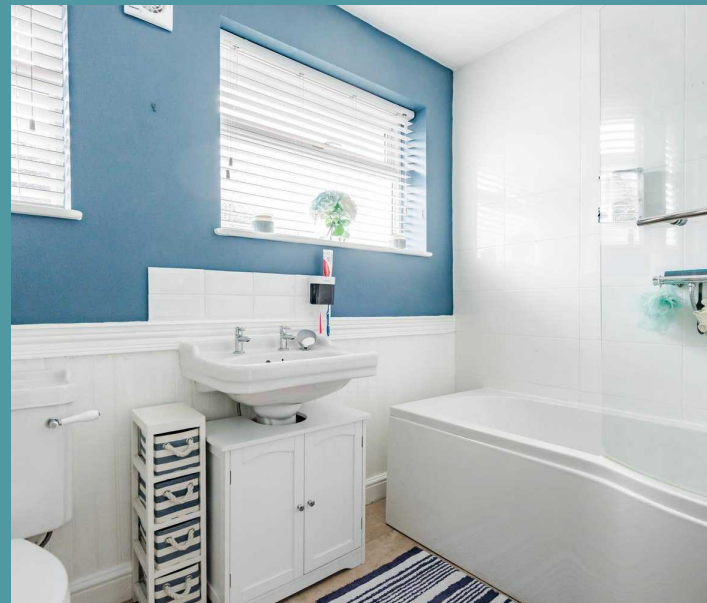
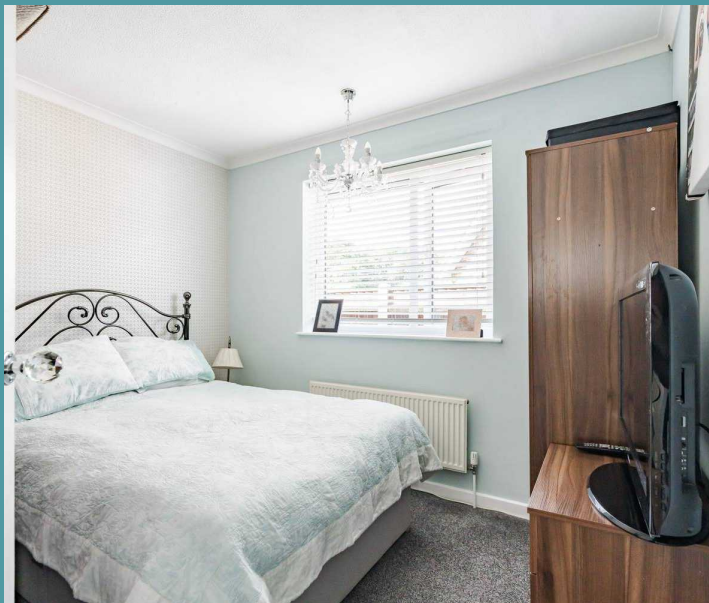
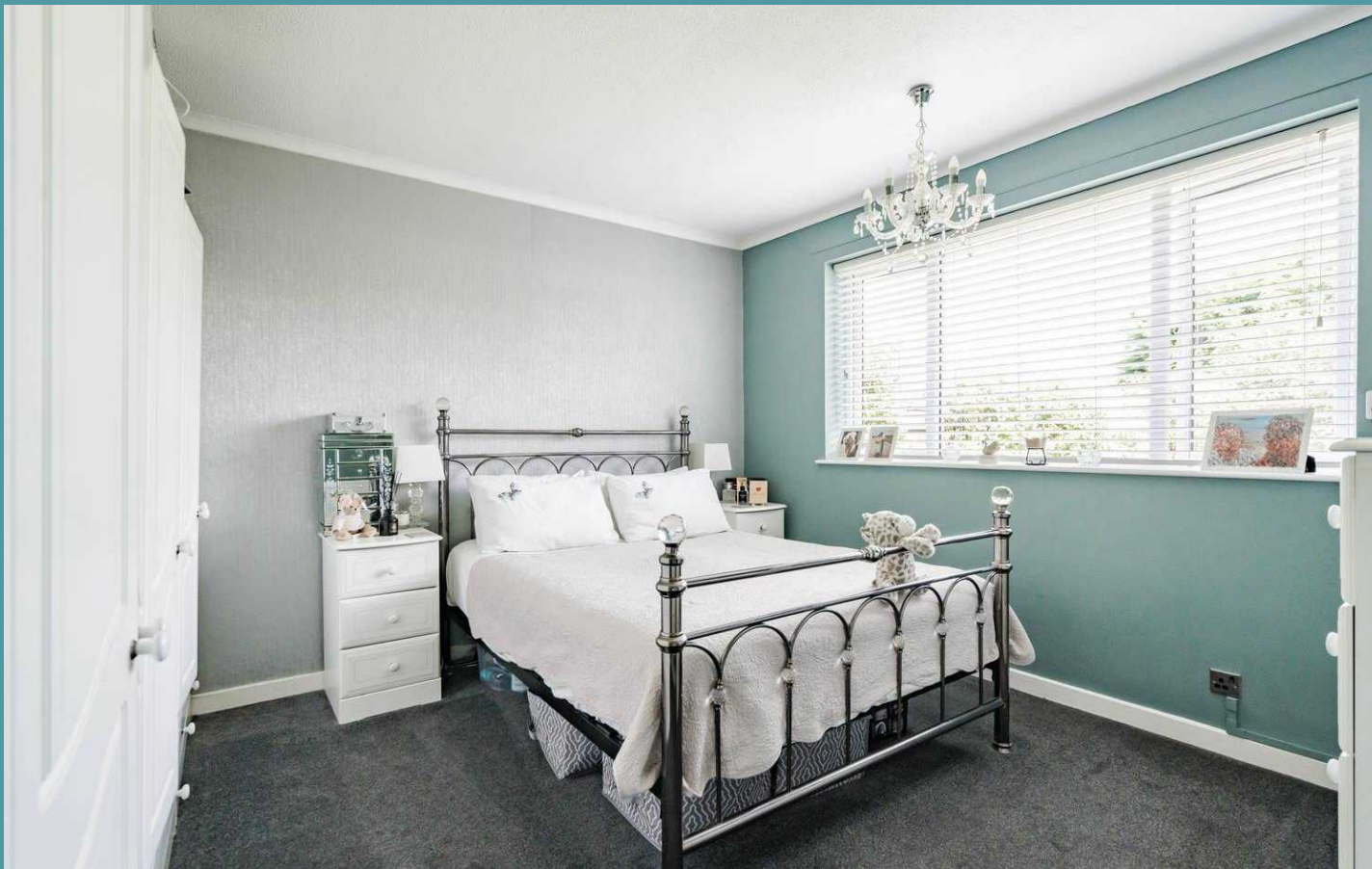
Oulton Broad, Lowestoft

This charming detached bungalow provides a wonderful home for those seeking a comfortable and stylish living experience all on a single level. Ideal for retirees or individuals looking to downsize, this property offers convenience without compromise. Don't miss the chance to acquire this beautiful home.

LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.





St. Ives, Hall Road

Oulton Broad, Lowestoft

Upon arrival to this charming detached bungalow is a delightful first impression. The brickweave driveway provides off-road parking for all family members and visitors, whilst the garage offers additional secure parking or storage options, with separate outbuildings at the rear.

Step inside where you are greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the residence is a well-presented sitting room, bathed in natural light from the large bay window, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. Featuring a wood burner for those colder months. The kitchen is well-equipped with fitted units, a central island and appliances to enhance your cooking experience. Offering ample amount of storage space and under-counter areas for your laundry goods. The presence of a sunlit garden room extends the living space, with views of the surrounding exterior, seamlessly connecting the indoor and outdoor living spaces.

The property features two double bedrooms, each thoughtfully designed to maximise comfort and functionality. The second bedroom has the versatility to be a dressing room, guest bedroom or a dedicated space for hobbies/interests. The shower room comprises of a three piece suite, accommodating all residents in the household.



St. Ives, Hall Road

Oulton Broad, Lowestoft

Towards the rear is a beautifully maintained garden, primarily laid to lawn, bordered by a wide range of plants and shrubbery. The patio area is perfect for your outdoor furniture during the summer months, with the addition of a versatile summerhouse, creating a wonderful space for you to relax and enjoy the garden views. Overall, this garden is fully enclosed so you can enjoy in seclusion.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

This property holds a restrictive covenant that it cannot be purchased as a HMO.

New front door.

Security system fitted.

Council Tax Band: C

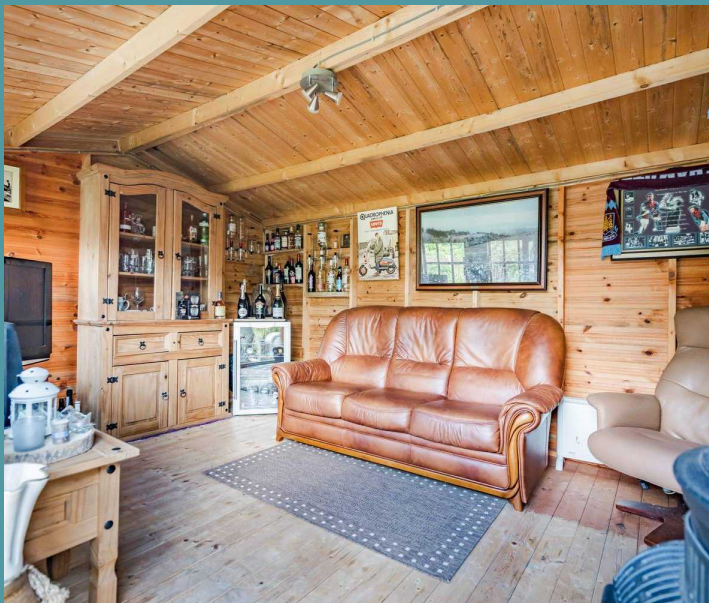




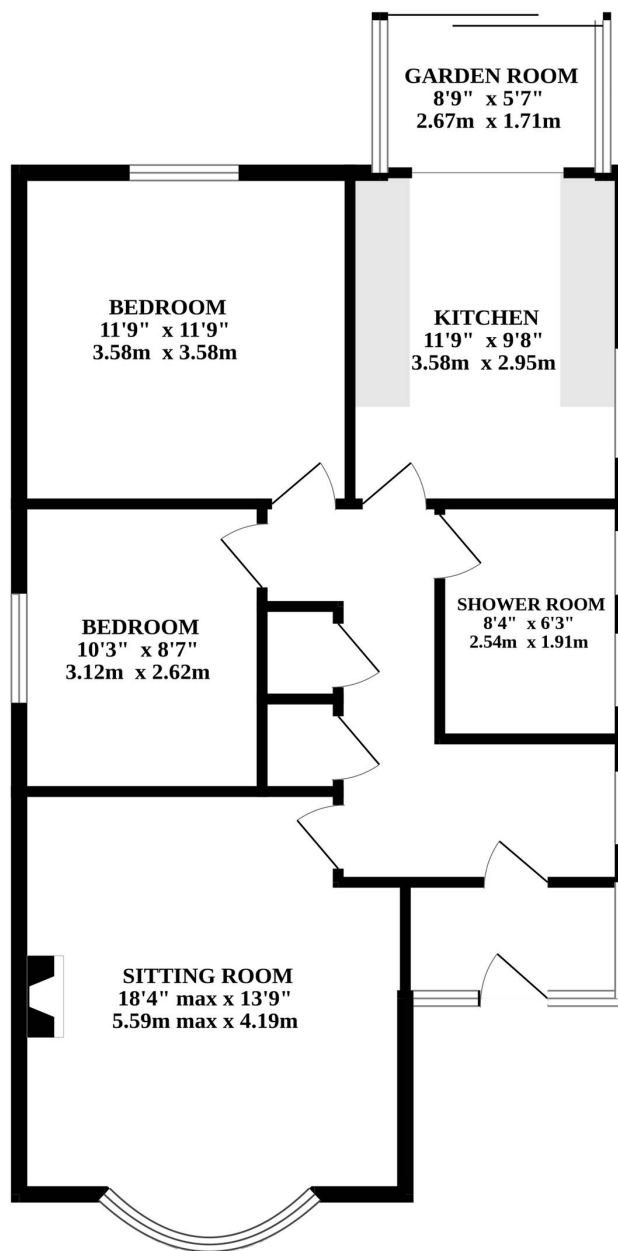
St. Ives, Hall Road

Oulton Broad, Lowestoft

- CHARMING DETACHED BUNGALOW - WALKING DISTANCE TO THE BROADS
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- PERFECT FOR SOMEONE LOOKING TO DOWNSIZE WITHOUT COMPRISING ON COMFORT AND STYLE
- WELL-PRESENTED SITTING ROOM - FILLED WITH NATURAL LIGHT
- WELL-EQUIPPED KITCHEN
- SUNLIT GARDEN ROOM OFFERING VIEWS OF THE EXTERIOR
- TWO BEDROOMS & A SHOWER ROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A GARAGE, WITH SEPARATE STORAGE OUTBUILDINGS



GROUND FLOOR



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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