



281 Victoria Road, Oulton Broad

In Excess of £210,000

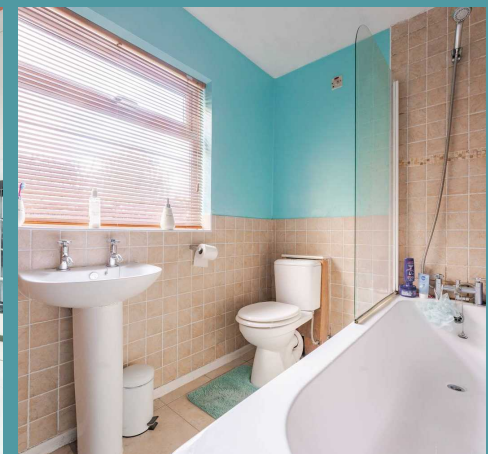
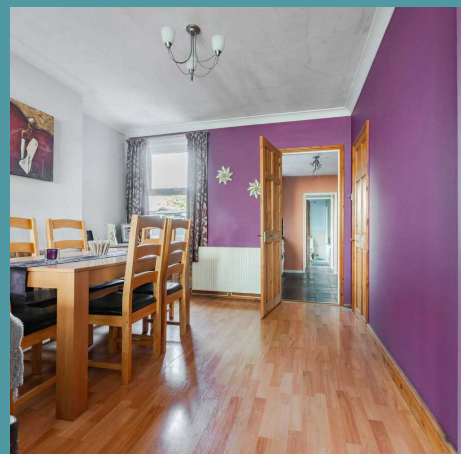
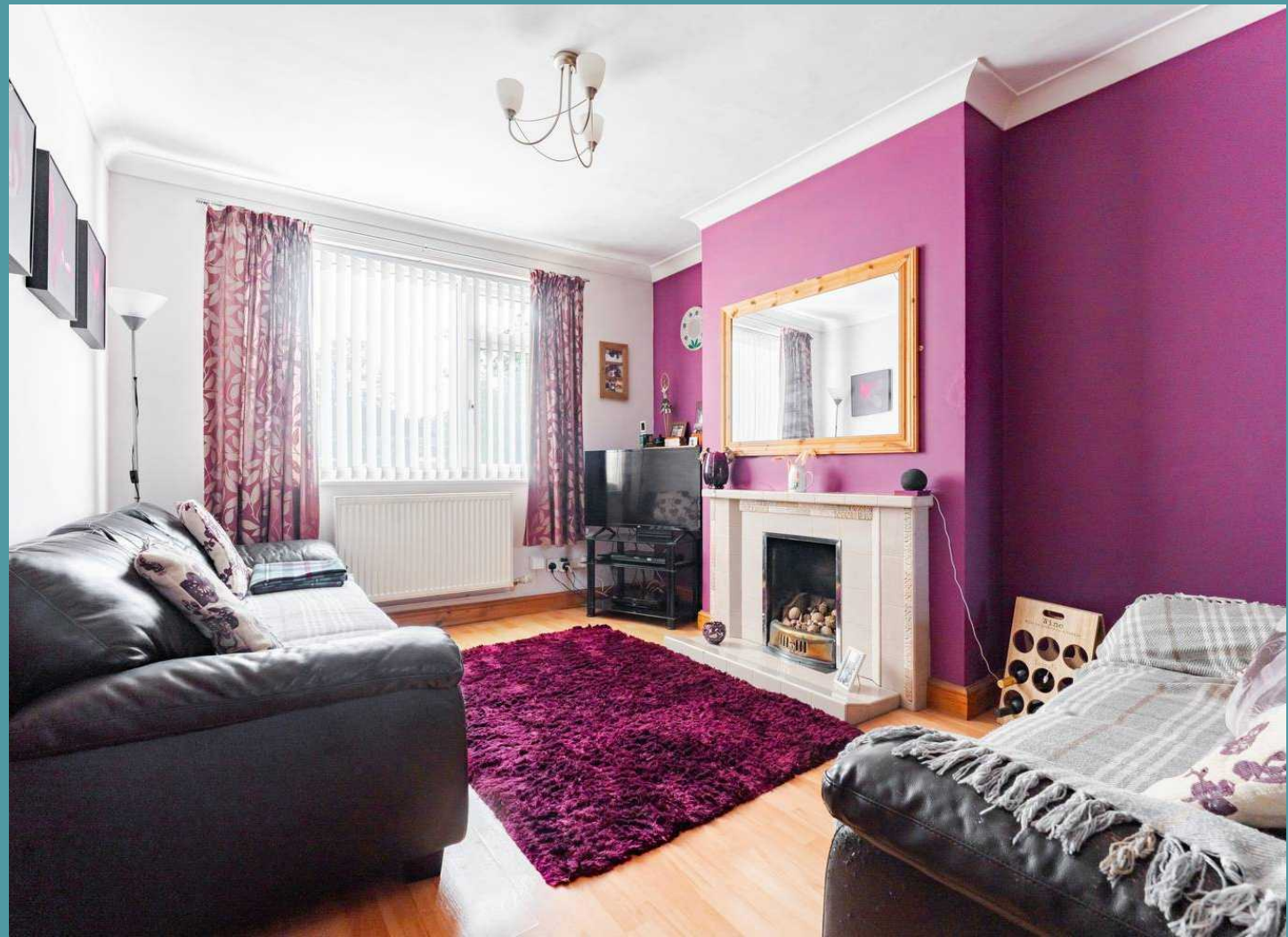
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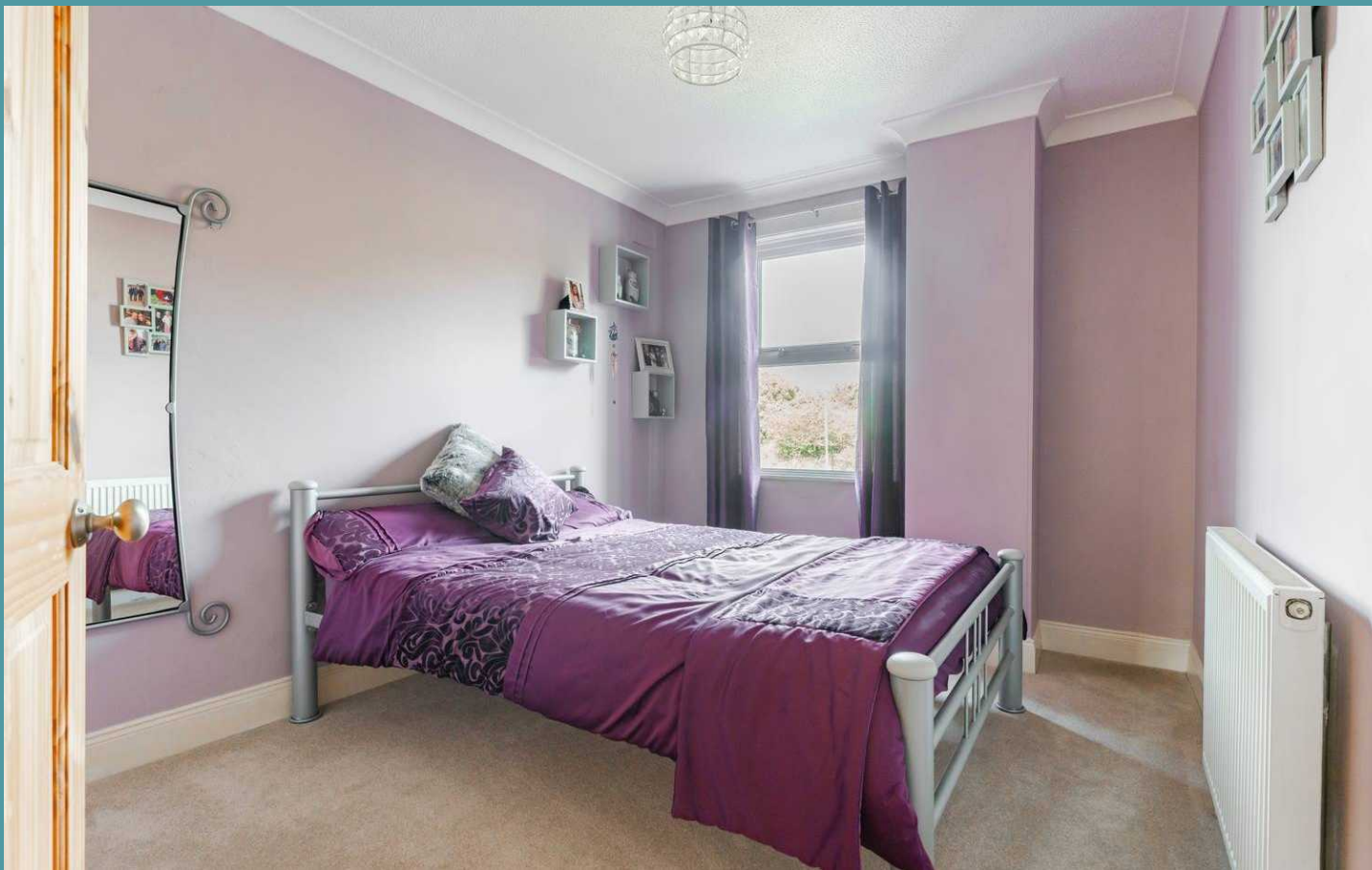
Oulton Broad, Lowestoft

This charming semi-detached residence offers a blend of comfort, style, and functionality, making it a compelling choice for those in search of a perfect first home or a promising investment opportunity. With its thoughtful design, convenient features, and desirable location, this property promises a lifestyle of ease and contentment for its future residents.

LOCATION

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. It 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 and walking as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Adjoining and within walking distance from the park is Carlton Marshes, a 151 hectare nature reserve managed by Suffolk Wildlife Trust, ideal for any nature lovers or avid walkers. Oulton Broad is well connected with 2 train stations offering direct services to Norwich and Ipswich.



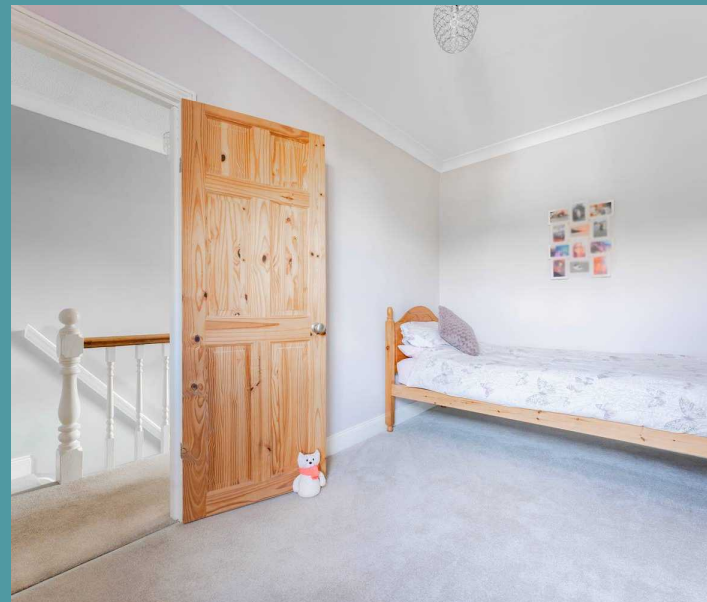
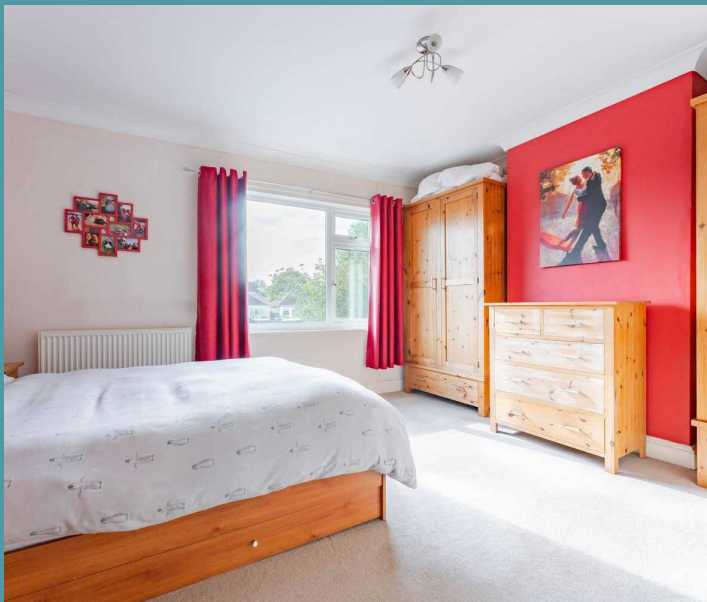


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Upon entering, residents are greeted by an inviting open-plan sitting and dining room, providing ample space for family living and entertaining. The cohesive design of the area ensures a seamless flow from one function to the next, creating a harmonious living space that exudes a warm and welcoming ambiance.

Adjacent to the living area lies the well-equipped kitchen, fitted with units and appliances to be able to cook your favourite meals. The functional layout and modern amenities make this space not only practical but also aesthetically pleasing, catering to the needs of busy households. Completing the ground floor is a family bathroom, offering convenience and accessibility for residents and guests alike.



Ascending to the first floor, residents will find three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The well-proportioned rooms provide flexibility for various living arrangements, accommodating families, professionals, or individuals with ease.



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Stepping outside, residents will discover a large rear garden that serves as an extension of the indoor living space. Fully enclosed for privacy, the garden offers a serene setting for outdoor activities, whether it be dining, gardening, or entertaining. For added convenience, the property boasts off-road parking, ensuring that residents have secure and accessible parking space.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas fired central heating.

Shared access to the track at the rear.

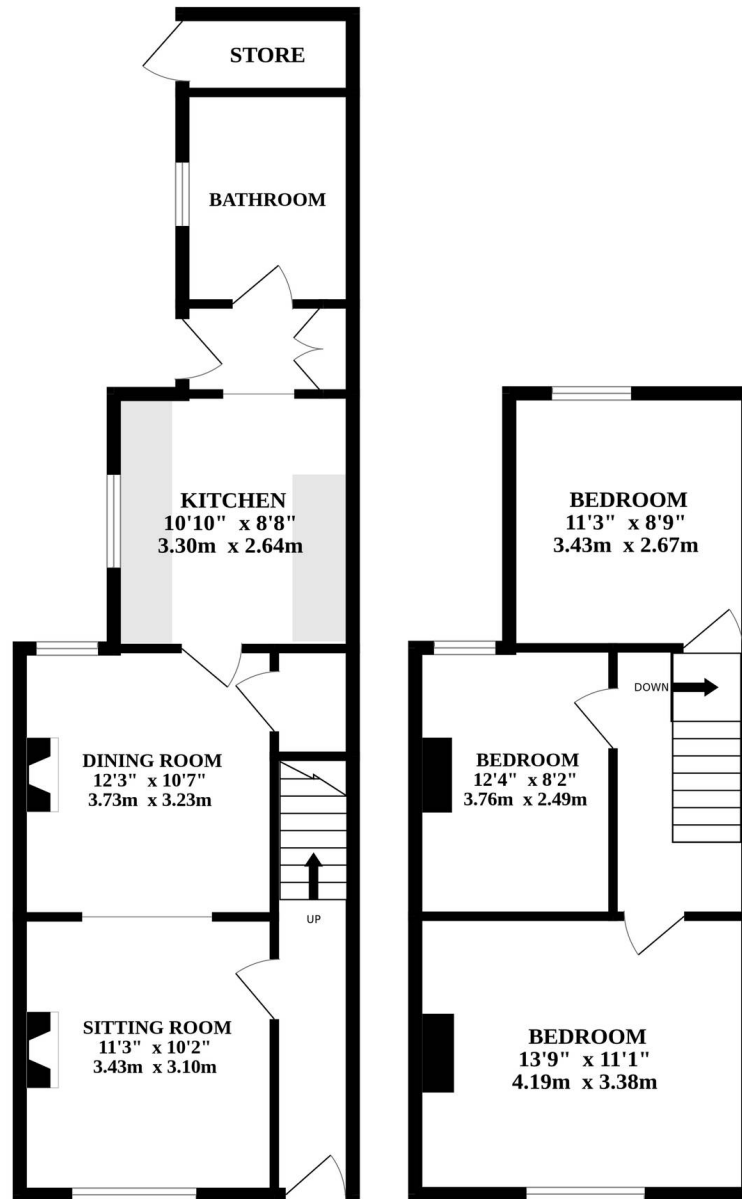
Council Tax Band: B

- No onward chain
- Semi-detached residence
- Perfect first home or investment purchase
- Open-plan sitting/dining room - suitable for family living
- Well-equipped kitchen
- Ground floor family bathroom
- Three bedrooms
- Large rear garden - fully enclosed for privacy
- Off-road parking
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR

1ST 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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