



5 Mobbs Cottages Hall Lane, Oulton

Guide Price £230,000

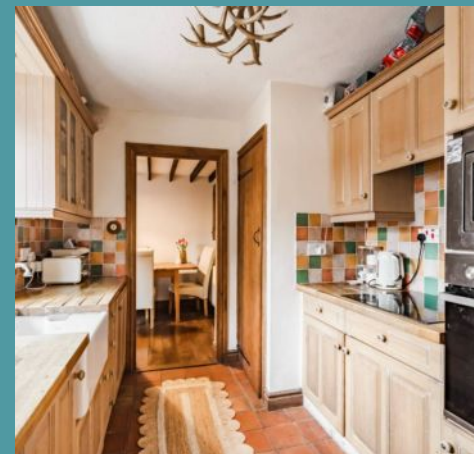
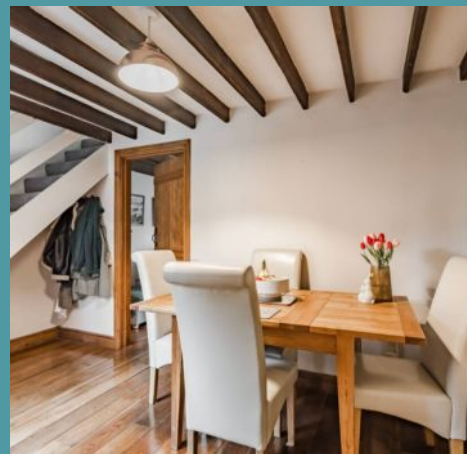
5 Mobbs Cottages Hall Lane

Oulton, Lowestoft

Offering heritage charm with contemporary comfort, this beautiful cottage showcases exposed wooden beams, authentic brickwork and original flooring. With a warm and welcoming ambience at every turn, its highlights include a sitting room with fireplace, a dining room, a fitted kitchen with utility area, a modern bathroom and two bedrooms. Sitting on a deceptively large plot, the extensive garden is well-maintained with a backdrop of open fields. Don't miss out on the opportunity to make this property your own and experience the quintessential village lifestyle that awaits in Lowestoft's charming Oulton village.

Location

Oulton is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Close by is Oulton Broad, 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.





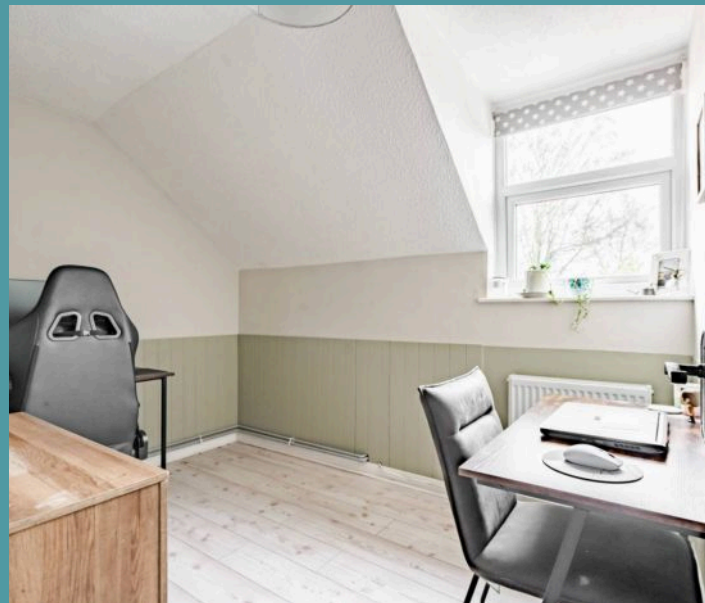
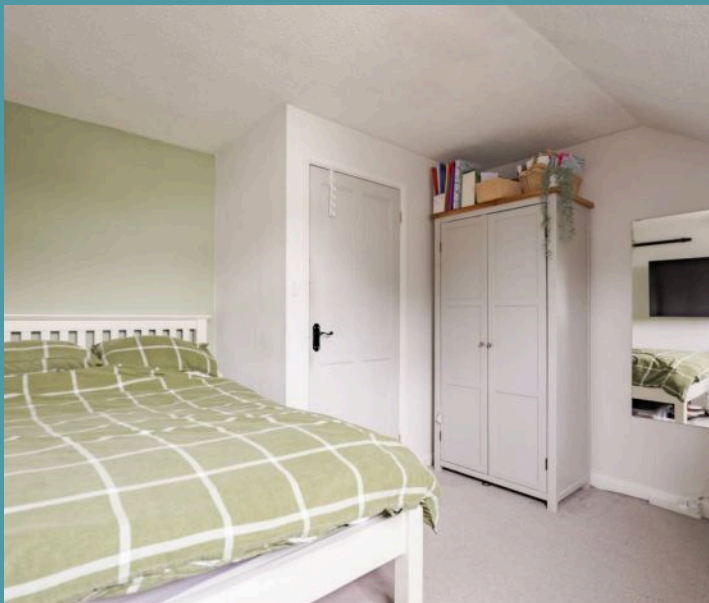
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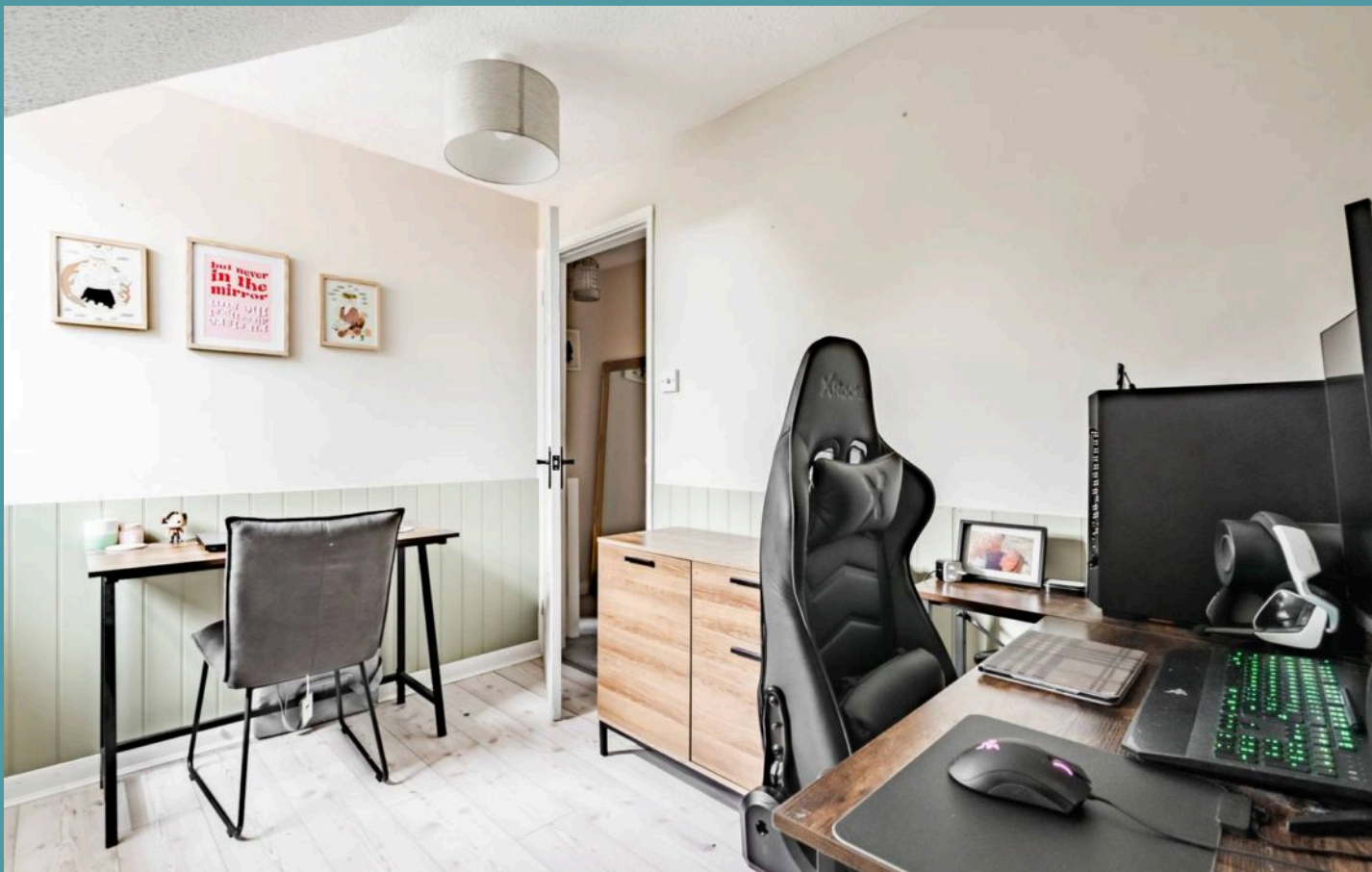
Oulton, Lowestoft

Welcome inside where you are greeted by a comfortable sitting room, featuring a focal point brick-built fireplace, ideal for cosy evenings spent relaxing with loved ones. The adjacent dining room provides a perfect setting for casual meals or entertaining guests, creating a seamless flow from one inviting space to the next.

The kitchen is equipped with fitted units, a Butler sink and integrated appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. A lobby area forms the perfect utility room, for your laundry essentials and additional storage. The ground floor bathroom comprises of a modern three piece suite, accommodating all residents in the household.

Ascend to the first floor where you will encounter two bedrooms, each thoughtfully designed to offer relaxation and privacy. The second bedroom has the versatility to be a home office, guest room or dressing room, depending on your own requirements.





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Oulton, Lowestoft

Situated on a deceptively large plot, the property enjoys the benefit of open fields at the rear, providing a serene backdrop for outdoor relaxation and entertainment. It features a courtyard area at the side of the property, leading down to an extensive bisected laid to lawn, bordered by planted beds and shrubbery. Positioned at the end of the garden is a summerhouse, wooden storage shed and a decked terrace for your seating arrangements. Whether you enjoy gardening, hosting summer occasions or simply relaxing in the sunshine, this garden is perfect for all. Ample off-road parking for three vehicles and a private parking space in front of the garage

Agents Notes

We understand that this property is freehold.

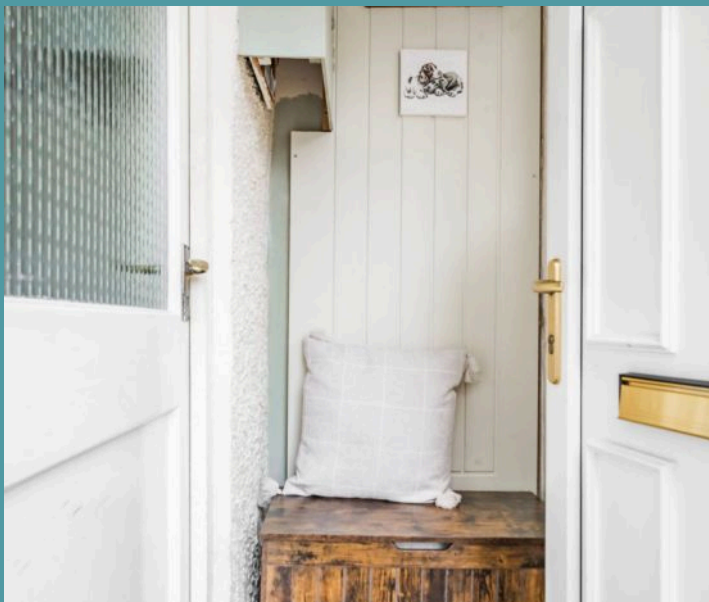
Connected to mains water and a septic tank.

Newly replaced soakaway in 2023.

Heating system - Oil.

New roof.

Council Tax Band: A





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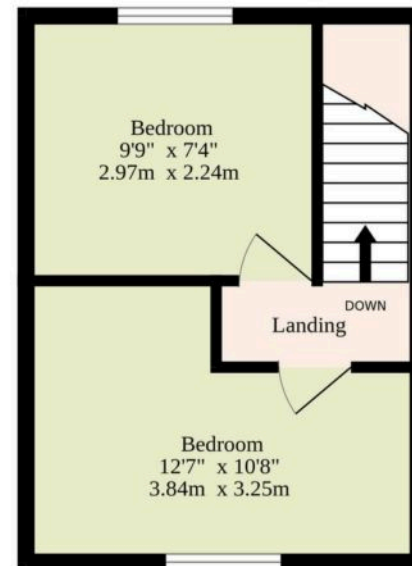
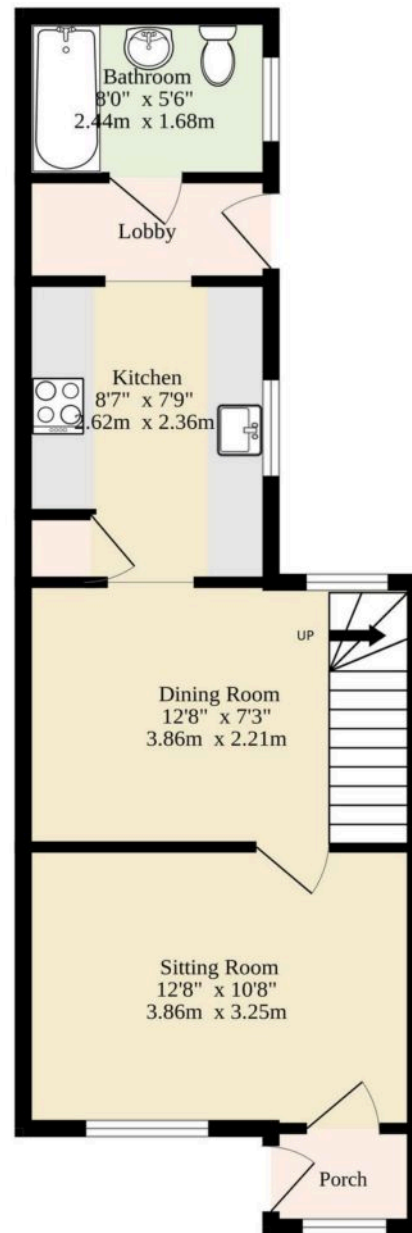
Oulton, Lowestoft

- Beautiful cottage located the village of Oulton in Lowestoft
- Obtaining its traditional character features including exposed wooden beams, brick-work and original flooring
- Sitting on a deceptively large plot with open fields at the rear
- Comfortable sitting room accentuated by a brick-built fireplace
- Dining room for casual dining or entertaining loved ones
- Kitchen to be able to cook your favourite meals, complemented by a utility area
- Two bedrooms and a ground floor bathroom with a modern suite
- Extensive bisected garden offering endless possibilities for outdoor activities and enjoyment
- Ample off-road parking for three vehicles and a private parking space in front of the garage
- New roof and a newly replaced soakaway



Ground Floor
381 sq.ft. (35.4 sq.m.) approx.

1st Floor
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

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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