



Hunton Road, Oulton - NR32 3QP

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Hunton Road

Oulton, Lowestoft

Situated on this ever popular development in the heart of Oulton Broad and being within walking distance to all amenities as well as schooling and public transport including its train station. The home is nestled in a PRIVATE section of the development, ideal for those with a family where a bright and welcoming décor is on display from the current owners with each living space being flawlessly presented. The ground floor offers TWO WELL PROPORTIONED RECEPTION ROOMS to include an open sitting room and an OPEN PLAN 18' KITCHEN/DINING ROOM featuring INTEGRATED APPLIANCES plus the addition of a UTILITY ROOM off from the kitchen and GROUND FLOOR WC. From the first floor landing a total of THREE BEDROOMS can be found, each of which being able to accommodate a double bed if desired and sharing the use of the three piece FAMILY BATHROOM and an EN-SUITE to the main room.

The garden has been maintained in a way to create the ideal space for family and friends to enjoy with both a flagstone and timber patio seating area being all FULLY ENCLOSED with raised planting beds and a bespoke built HOME OFFICE/CABIN, perfect for those working from home or to be used as an extra entertainment area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House
- Tucked & Private Setting On Development
- Just Under 1000 Sq. Ft Of Well Presented Living Accommodation (stms)
- Large Sitting Room & 18' Open Plan Kitchen/Dining Room With Utility
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Private Rear Garden With Fully Insulated External Cabin/Office
- Driveway & Garage



Oulton is a rural village which enjoys countryside walks, a Church and excellent access the Blickling Estate. The historic market town of Aylsham is a short drive away offering a variety of shops from high street to quaint boutiques. Convenient banking, leisure facilities and schooling for all age groups are close by. Road links lead to Holt, Cromer and to Norwich City Centre. The Bure valley railway and pleasant country and riverside walks can also be enjoyed.

SETTING THE SCENE

The property can be found in a tucked away and private section of this development where a wraparound shingle border extends past the right hand side in front of the home with a tandem brick weave driveway sat in front of the brick garage to the left hand side of the property.

THE GRAND TOUR

Once inside, a central hallway is the first space to greet you with a continuation of the same wood effect flooring reaching through from here to the main living space at the rear of the home. Immediately to your left a large and open sitting room can be found with carpeted flooring leaving more than enough room for a potential choice of layout of soft furnishings featuring a uPVC double glazed window to the front of the property allowing natural light to fill the room which has been tastefully decorated by the current owners. Sat underneath the stairs is a handy under the stair storage cupboard with a two piece WC set opposite featuring a low level radiator and wash basin. The feature living space within the home comes in the form of an 18' open plan kitchen and dining room where initially the floor space opens up in front of a set of uPVC double glazed French doors to allow more than enough room for a formal dining table whilst the kitchen extends out to the left hand side featuring wood effect work surfaces accompanied by a mixture of wall and base mounted storage units which are in turn complemented by integrated appliances to include a fridge, freezer, electric oven and gas hob plus dishwasher.

Just off to the side of the property is a utility room, again offering further storage with worktop space and further plumbing for white goods such as a washing machine and tumble dryer. Here the wall mounted gas central heating boiler can be found with further access door taking you onto the driveway.

The first floor landing splits in each direction to allow access into each of the bedrooms with the largest of the rooms coming towards the front of the home a large open double bedroom neutrally decorated offering carpeted flooring leaving more than enough room for a double bed with storage solutions with a handy en-suite shower room featuring a low level radiator. Two further double bedrooms can be found overlooking the rear garden with the smaller currently functioning as a nursery and the slightly larger sat just next door with tasteful decorative panelling adding texture to the room and uPVC double glazed windows overlooking the rear garden. Sat between each set of bedrooms is the three piece family bathroom suite featuring a part tiled surround around the bath and frosted glass window to the outside.

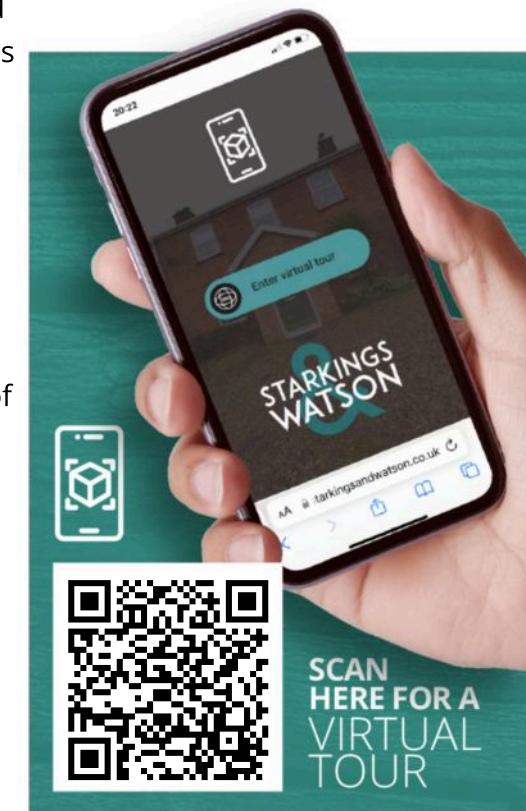
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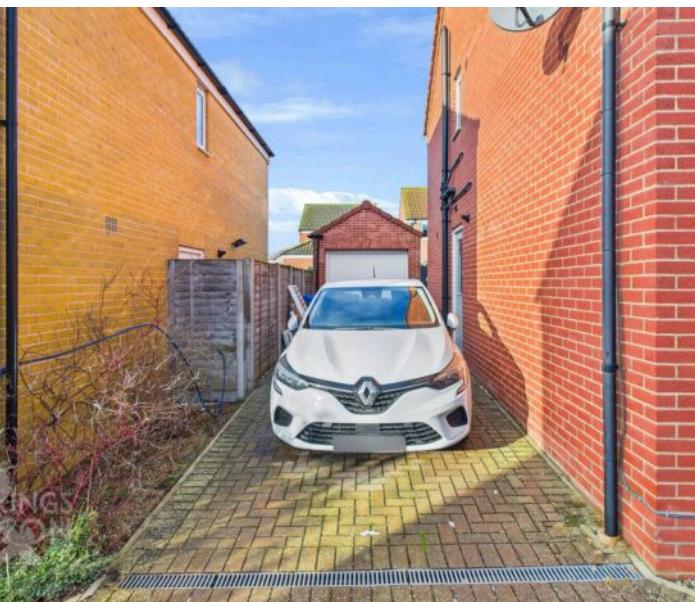
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THE GREAT OUTDOORS

Externally the rear garden is incredibly private with a fully enclosed setting of timber fence panels and brick wall where a bespoke and fully insulated cabin sits in the very top of the garden, ideal for a home office setup or to potentially be used as a secondary entertainment featuring a full electric set up and insulation. The rest of the garden is predominantly laid to lawn with raised colourful planting beds adding vibrancy to the outside of the home with a raised wooden deck seating area and further flagstone patio seating area, ideal for entertaining family and friends in the warmer months.



Ground Floor Building 1

Approximate total area⁽¹⁾

984 ft²

91.5 m²



Floor 1 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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