

Broadview Road, Oulton Broad, Lowestoft, NR32 3PL

£720,000



- MODERN STYLE ELEVATED LIVING ACCOMMODATION EXTENDING TO APPROXIMATELY 3633SQFT
- .3 ACRES OF MATURE GARDENS (STMS)
- SPACIOUS LOUNGE WITH OPEN FIRE
- FEATURE SUN LOUNGE WITH CORNER SLIDING DOORS
- REAR BALCONY
- DOUBLE GLAZING
- BROAD SIDE ACCESS FROM A SLIPWAY OPPOSITE

- ARCHITECT DESIGNED FAMILY HOME
- INDOOR SWIMMING POOL AND STEAM ROOM
- SEPARATE DINING ROOM
- 4 BEDROOMS INCLUDING MASTER WITH EN SUITE
- PV SOLAR PANELS PRODUCING £3,000 P.A (SEE NOTE IN DETAILS)
- GAS RADIATOR CENTRAL HEATING
- INTEGRAL DOUBLE GARAGE

GENERAL REMARKS

This wonderful architect designed home built in the 1970's for a well known local boat builder provides modern style living with elevated accommodation planned over the upper floors and enjoys light and airy rooms. A particular feature being the first floor sun lounge with bi-fold corner doors allowing the influence of the outside inside. In addition, the property benefits from a feature indoor swimming pool with steam room, a spacious first floor lounge with open fireplace and 4 good size bedrooms. Sandings is ideally located in what is perhaps considered one of the most desirable positions in town and the proximity to the Broads offers excellent boating and recreational facilities. Sandings provides a unique opportunity to acquire an individually designed home and we are informed by the vendors further planning permission exists to create an additional top floor level to further enhance the living accommodation together with a unique roof top garden. Plans are available with the vendors for inspection, if so desired. Opposite to the main entrance the property has the use of a shared slipway providing boat access to the Broads.

ACCOMMODATION

COVERED ENTRANCE

sealed unit double glazed double casement doors to

ENTRANCE LOBBY 8' 0" x 6' 10" (2.43m x 2.09m)

with tiled floor, inset ceiling spot lighting, cloaks hanging space, further double glazed door and window to

INNER HALLWAY 9' 9" x 7' 10" (2.97m x 2.40m)

skirting radiator, hardwood panelled ceiling with inset spot lighting, stairs to first floor with understairs cupboard, personal door to garage.

INNER LOBBY

hardwood flooring, heated towel rail, hanging space, hardwood panelled ceiling, door to

BOILER ROOM 6' 3" x 4' 6" (1.90m x 1.36m)



Glow Worm gas fired boiler heating domestic hot water and radiator heating system, filtration plant for swimming pool.

INDOOR SWIMMING POOL 22' 3" x 12' 11" (6.79m x 3.94m)
with heated swimming pool, air conditioning unit, glass block window, double glazed windows and double doors.

RECESSED STEAM ROOM/SHOWER 4' 8" x 4' 2" (1.41m x 1.27m)

STAIRS TO HALF LANDING

skirting radiator, built-in airing cupboard, lagged copper cylinder, slatted shelving, steamer unit for full size steam room, stairs to first floor.

BEDROOM 2 17' 1" x 11' 9" (5.21m x 3.57m)

3 windows with sealed unit double glazing, double fitted wardrobe cupboard with 3 sliding doors, one mirrored, matching drawer unit and shelving, skirting radiator, inset ceiling spot lighting.

BEDROOM 3 13' 8" x 8' 11" (4.17m x 2.72m)

sealed unit double glazed window, skirting radiator, inset ceiling spot lighting.



FAMILY BATHROOM 11' 8" x 7' 1" (3.56m x 2.15m)

Jacuzzi bath, hot and cold shower mixer, vanity washbasin, hot and cold, low level wc, fitted cupboard space, courtesy mirror, pelmet and down lighter, inset ceiling spot lighting, heated towel rail/radiator, electric downflow heater, extractor fan, tiled walls and floor.

FIRST FLOOR

DINING ROOM 16' 3" x 12' 10" (4.95m x 3.90m)

sealed unit double glazed picture window, views over balcony and front gardens, skirting radiator, inset ceiling spot lighting, stairs to second floor, double casement doors connecting to

LOUNGE 22' 8" x 13' 0" (6.91m x 3.95m)

sealed unit double glazed picture window overlooking front garden, side door providing access to balcony, fireplace with open flue, skirting radiators, tv point, 2 feature glass block windows.

KITCHEN 14' 7" x 10' 5" (4.45m x 3.17m)

fitted in a modern range of base and wall units, single drainer one and a half bowl sink unit, hot and cold mixer tap, 4 burner gas hob, 2 burner ceramic hob, stainless steel extractor canopy, double oven/grill, recess and plumbing for automatic dishwasher, space for upright fridge freezer, heated towel rail/radiator, tiled walls, colour washed laminate flooring, sealed unit double glazed picture window overlooking front garden, glazed door to

UTILITY 10' 5" x 8' 8" (3.18m x 2.65m)

single drainer sink, hot and cold mixer tap, recess and plumbing for automatic washing machine, vent and space for tumble dryer, fitted cupboard space, space for upright fridge freezer, wall cupboards and shelving, colour washed laminate flooring, heated towel rail/radiator, double glazed window and door to

REAR BALCONY 22' 8" x 8' 3" (6.90m x 2.52m)

of timber construction and rear steps leading to rear garden.

SUN LOUNGE 24' 6" x 12' 10" (7.48m x 3.92m)

with a feature corner double sets of sliding doors providing an open aspect, colour washed laminate flooring, skirting radiators, tv point, hardwood panelled ceiling with inset ceiling spot lighting.



STAIRS TO SECOND FLOOR

skirting radiator, deep recessed store cupboard, telephone point.

MASTER BEDROOM 17' 1" x 11' 9" (5.21m x 3.57m)

3 windows with sealed unit double glazing, 3 double and single fitted wardrobe cupboards with oak fronted doors, matching bedroom furniture with vanity unit and further drawer units, skirting radiator, inset ceiling spot lighting, telephone point.

EN SUITE BATHROOM 11' 8" x 7' 1" (3.56m x 2.17m)

cased bath, hot and cold, Aqualisa thermostatic shower unit, vanity washbasin, hot and cold, bidet, hot and cold, low level wc, fully tiled walls and floor, heated towel rail/radiator, electric downflow heater, double aspect windows with sealed unit double glazing.

BEDROOM 4/STUDY 13' 8" x 8' 11" (4.17m x 2.73m)

2 windows with sealed unit double glazing, double fitted wardrobe cupboards with oak doors, matching range of desk top and drawer units. Note: These can be removed to provide access for bedroom if so required.



OUTSIDE

To the front, good size mature gardens laid to lawn with variety of specimen trees, brick entrance wall and pillars, tarmac driveway providing ample car standing and turning areas, granite stone edgings. To the front of the property is a slate tiled patio area. To the side, pathway providing access to a good size rear garden laid mainly to lawn with shrub borders, brick planter and lean to timber pergola, 2 corner patio areas, timber garden store. To the rear of the property, feature landscaped teared garden, additional timber garden store. Note: The property has the benefit and use of a private slipway on Broadview Road providing easy access to the Broads if so required.

DOUBLE INTEGRAL GARAGE 24' 6" x 23' 1" (7.47m x 7.04m)

with ample power and light, fitted work bench, wall cupboards and storage, electric meters, gas meters and fuse box, solar panel control units, 2 wooden up and over doors and matching rear door providing through way access, glazed door to swimming pool.

N.B SOLAR PANELS

The property has the benefit of 32 solar panels which produce an annual income of approximately £3,000. The feed in-tariff is currently 43p per kilowatt set over a 25 year period. The property has 21 years remaining. Both electric and gas bills total approximately £2,150 p.a which equates to a net surplus of approximately £850 p.a.

Viewing by arrangement with Hardimans Ref: HL00022286

Tenure: Freehold

Council Tax Band: G

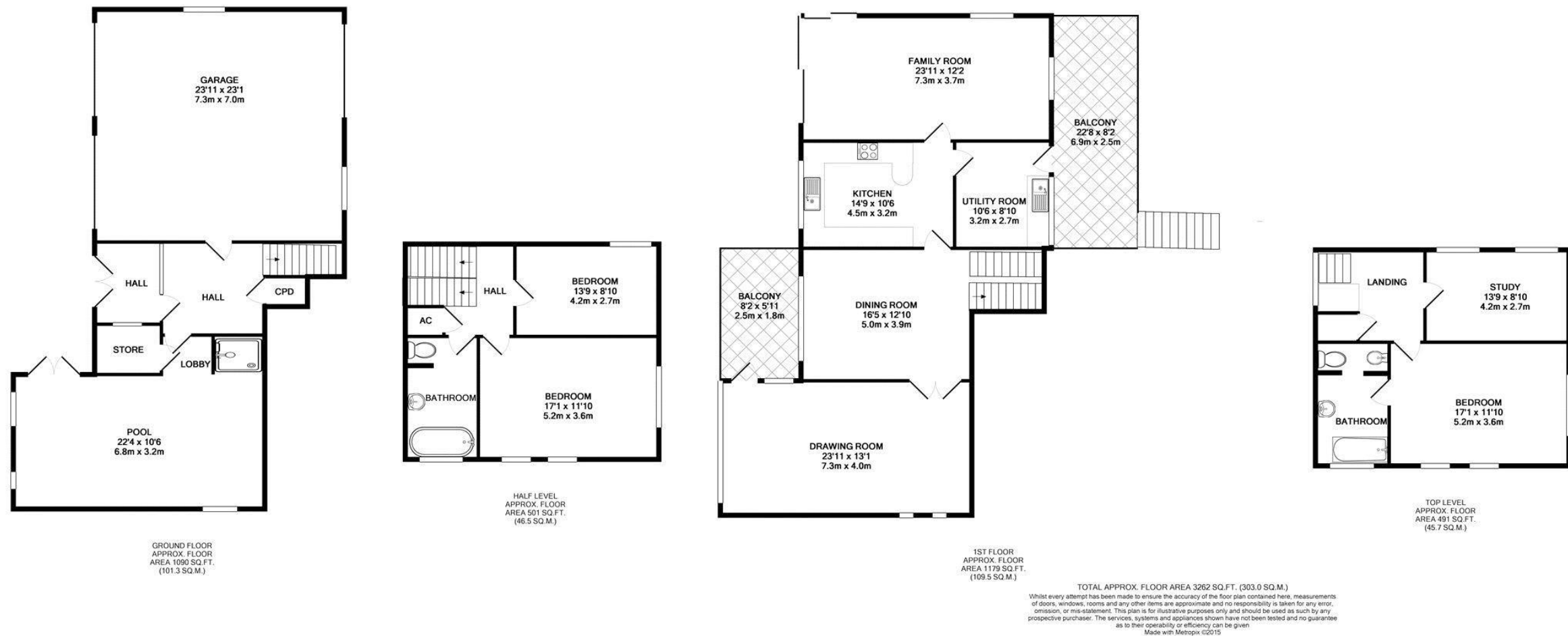
Energy Rating: B







SLIPWAY



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