



71 Caldecott Road

, Oulton Broad, NR32 3PH

Asking Price £325,000



This beautifully renovated semi-detached family home is situated in a highly sought-after location just moments from the Broads, offering spacious and stylish living throughout. Featuring four separate bedrooms including a generous master with a dressing room and en-suite, the property boasts a modern open-plan kitchen/diner, a bright sitting room with French doors to the garden, and a convenient cloakroom. The southwest-facing rear garden is designed for low maintenance and year-round enjoyment, complemented by a double garage and ample off-road parking. Finished to a high standard and offering excellent curb appeal, this home is perfect for modern family living.



Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

UPVC entrance door & double glazed window to the front aspect, laminate flooring, down lights, anthracite grey vertical radiator, under-stair storage cupboard, stairs leading to the split level landing and doors opening to the cloakroom, sitting room & kitchen/diner.

Cloakroom 3'10" x 3'6" (1.17 x 1.08)

Laminate flooring, UPVC double glazed obscure window to the front aspect, down light, heated towel rail, toilet and a wash basin set into a vinyl unit with a mixer tap.

Sitting Room 21'5" max x 11'3" max (6.53 max x 3.44 max)

Fitted carpet, UPVC double glazed window to the front aspect, x2 anthracite grey vertical radiators, down lights and French doors opening to the rear garden.

Kitchen/ Diner 21'10" max x 21'5" max (6.67 max x 6.53 max)

A good size L-shape kitchen/diner with a main kitchen area, which extends further through an opening, featuring a breakfast bar and an open plan dining room, laminate flooring, x3 UPVC double glazed windows to the front & rear aspect, x2 anthracite grey vertical radiators, down lights, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, x2 built-in AEG fan ovens, Neff 5 ring gas burner hob, extractor hood, integrated dishwasher, wine fridge and spaces for a fridge-freezer & washing machine and a UPVC door opens into the porch.

Rear Porch 4'4" x 3'8" (1.33 x 1.14)

Ready for renovations and making your own, this area is perfect for storage of coats & shoes or for bringing in pets from the garden. With x2 UPVC double glazed windows to the side & rear and a UPVC door opening out to the rear garden.

Stairs leading to the First Floor Landing

A split level landing with fitted carpet, down lights, loft access, radiator and doors opening to the bedrooms & bathroom.

Bedroom 1 & Dressing Room 21'5" max x 10'1" max (6.53 max x 3.09 max)

Fitted carpet, down lights, x3 UPVC double glazed windows to the front, side & rear aspect, x2 radiators, a dedicated dressing room area and a door opening into the en-suite shower room.

En-suite Bathroom 6'10" x 4'0" (2.10 x 1.22)

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, a mains-fed shower with both handheld & rainfall heads set into a cubicle enclosure and aqua board wall panels.

Bedroom 2 11'4" x 10'3" (3.46 x 3.14)

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3 11'3" x 10'9" (3.45 x 3.28)

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 4 9'10" max x 9'10" max into bay (3.00 max x 3.01 max into bay)

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom 9'10" max x 7'10" max (3.02 max x 2.41 max)

Vinyl flooring, x2 UPVC double glazed obscure windows to the rear aspect, down lights, heated towel rail, extractor fan, toilet, his & hers wash basins both set into vanity units with mixer taps and a panelled bath with a mixer tap.

Outside

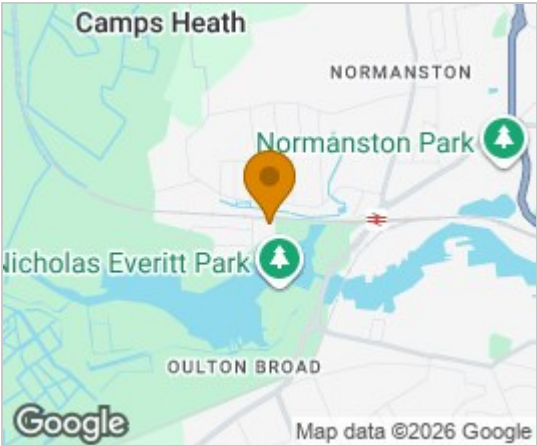
The property boasts a generously sized shingle frontage, ideal for parking multiple vehicles. It is attractively bordered by mature shrubs and enclosed by panelled fencing, offering both privacy and curb appeal. A pathway leads directly to the main entrance door at the front of the home.

The rear garden is designed for low maintenance and year-round enjoyment, featuring a stylish brickweave patio, a shingle area, and raised planters filled with decorative planting. Practical touches include outdoor lighting, a water tap, and double up-and-over garage doors that open into the spacious double garage. Double gates at the rear offer the flexibility of additional off-road parking if required.

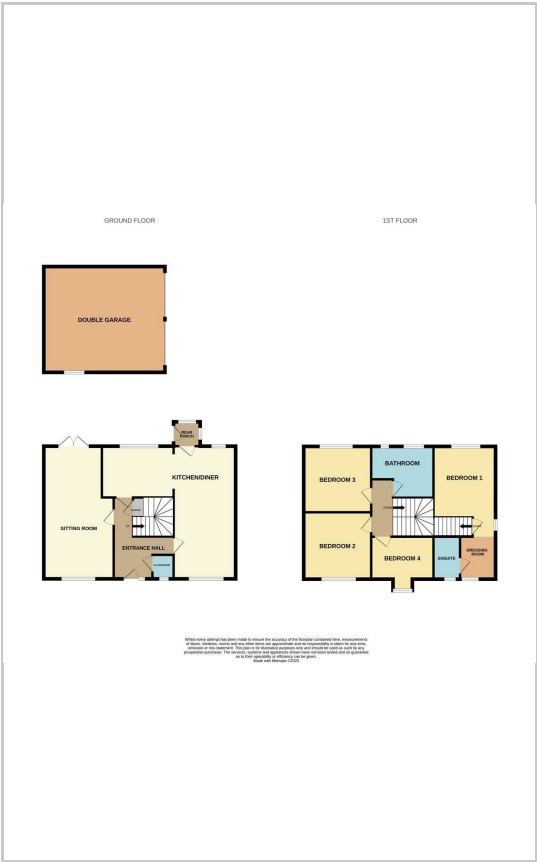
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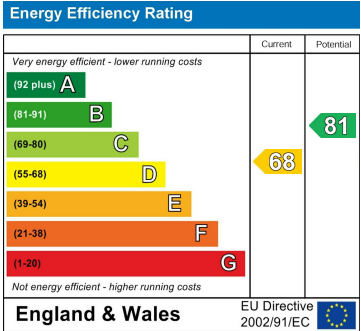
Area Map



Floor Plans



Energy Efficiency Graph



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