

£1,150,000  
Asking Price



## Broadview Road Oulton Broad, NR32 3PL

- Exceptional 3-storey waterside residence on Oulton Broad
- Stunning panoramic views and private moorings
- Approximately 3,000 sq ft of versatile accommodation
- Expansive master suite with balcony, dressing room & sauna

- South-facing rear garden approx. 0.35 acres
- Three private moorings
- Double garage plus ample off-road parking with EV charging point
- 5/6 bedrooms, including guest suite with private balcony
- High-spec German kitchen with Miele appliances
- Prime location with access to the Norfolk Broads & the coast

**PAUL  
HUBBARD**



### Location

Situated directly on the sought-after Oulton Broad, this remarkable property offers breathtaking water views, direct access to the Broads network, and excellent transport links via two nearby train stations. The area is well-served by a variety of local shops, restaurants, and pubs, making it a vibrant and accessible coastal community.

### Entrance Porch & Hallway

Welcoming entrance porch leading into a spacious hall with contemporary radiators, fitted carpet, wall lighting, and a built-in storage cupboard.

### Study / Bedroom 6

3.40 x 2.77

Dual-aspect windows with fitted blinds, a comprehensive range of built-in furniture including two workstations, coved ceiling, and radiator.

### Cloakroom

2.39 x 1.46

Modern suite with vanity wash basin, WC, tiled walls and floor, coved ceiling, underfloor heating and downlighting.

### Games Room / Bedroom 5

3.75 max x 3.08 max

Flexible room with extensive fitted storage, drinks fridge, radiator, and window to side aspect with fitted blinds.

### Dining Room

4.18 x 3.75

Part of the semi open-plan layout, perfect for entertaining, with wooden flooring and French doors leading to:

### Sitting Room

7.29 max x 5.57 max

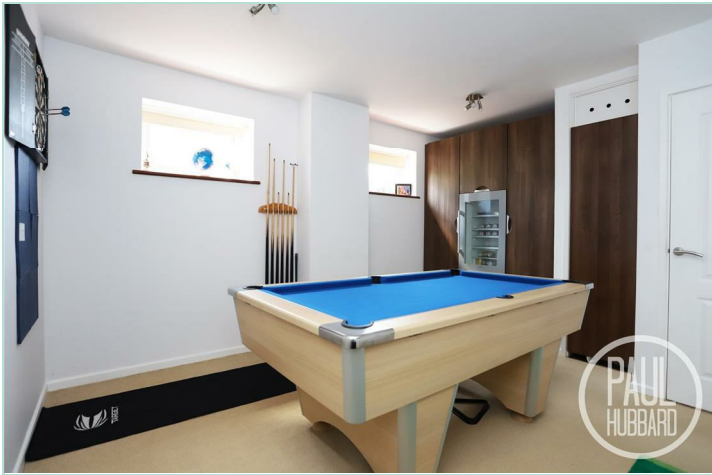
Spacious and bright with dual French doors to the conservatory, wooden flooring, downlighters, and coved ceiling.

### Conservatory

6.1 x 3.92

South-facing with panoramic views over the garden and Broad, tiled flooring, radiator, and French doors to side patio.





### Kitchen / Breakfast Room

5.81 x 3.37

High-spec German kitchen with black granite worktops, Miele appliances including pyrolytic oven, steam oven, warming drawer, fridge/freezer, integrated dishwasher induction hob, and extractor. Boiling water tap, breakfast bar, tiled floor, and French doors to the terrace.

### Utility Room

2.75 x 1.79

Matching units and worktops, integrated washing machine, tumble dryer, second fridge/freezer, tiled floor, door to outside.

### Master Bedroom

7.25 x 4.09

Expansive and elegant with ceiling fans, dual French doors opening onto a large private balcony with spiral staircase to the garden, outdoor infrared sauna, and exceptional water views.

### Dressing Room

5.27 max x 3.39 max

Fully fitted with a wide range of wardrobes, dressing table, fitted fridge, radiator, and bay window overlooking the Broad.

### En-Suite Bathroom

3.38 x 2.94

Luxury 5-piece suite including corner Jacuzzi bath, dual wash basins with storage, WC, separate shower, heated towel rail, downlighters, underfloor heating and extractor fan.

### Bedroom 2

4.3 x 3.36

Window to front, fitted wardrobes, coved ceiling, and radiator.

### Bedroom 3

4.16 max x 4.13 max

Front aspect window, triple wardrobe, wall lighting, and radiator.

### Family Bathroom

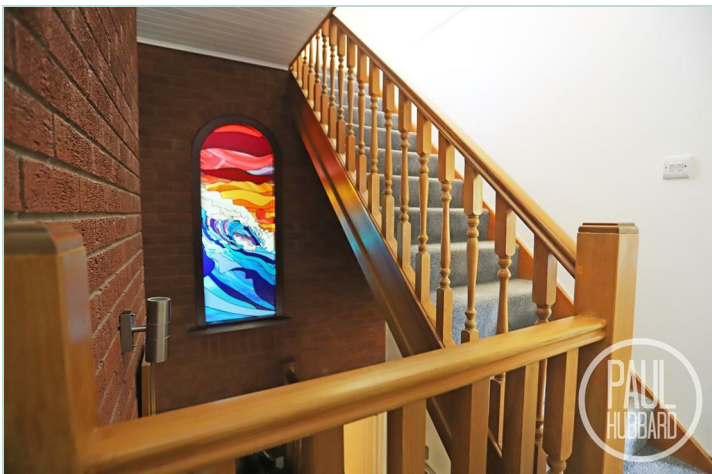
2.80 x 1.75

Panelled bath with shower screen, WC, vanity basin, heated towel rail, and extractor.

### Bedroom 4 / Reception Room

5.32 max x 4.91 max

A versatile top floor space with private south-facing balcony, walk-in storage, radiator, and recessed lighting.







### En-Suite Shower Room

1.96 x 1.43

Shower cubicle, WC, vanity unit, fully tiled walls and floor, and access to eaves storage.

### Outside

The property is set behind a smart brickweave driveway providing ample parking, bordered by mature hedging and raised beds with gated side access to the rear.

Extending to approx. 0.35 acres, the beautifully landscaped south-facing garden gently slopes to the water's edge. Laid mainly to lawn with mature planting, a large sun terrace, and raised seating area with direct access to the conservatory, kitchen, and master suite via the spiral staircase.

### Double Garage

5.1 x 4.9

Integral with twin electric roller doors and power connected.

### Moorings

- A main mooring
- A cut-in berth
- A submerged mooring point approximately 5 meters out, suitable for a sailing boat (a buoy can be added as required)

### Outbuildings

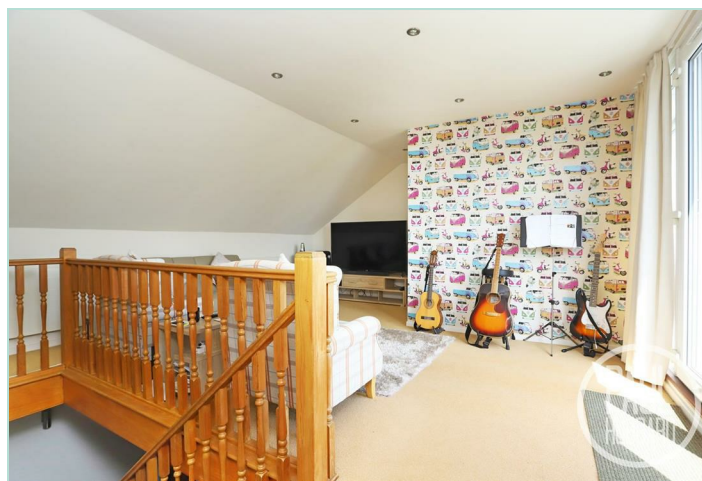
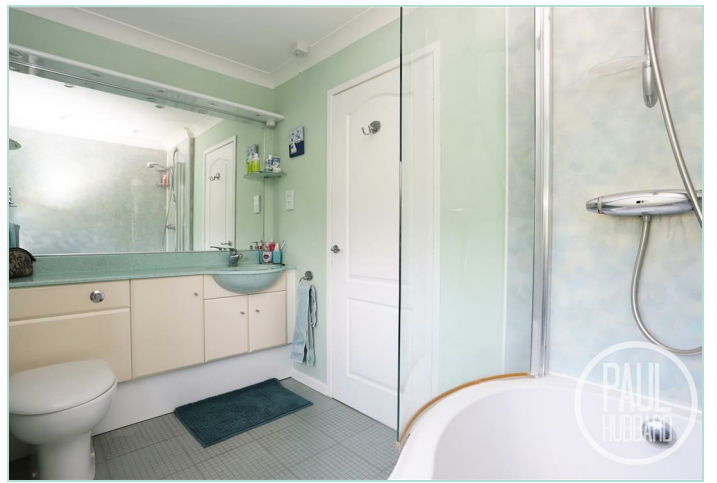
Two large sheds and a greenhouse provide additional storage and hobby space.

### Financial Services

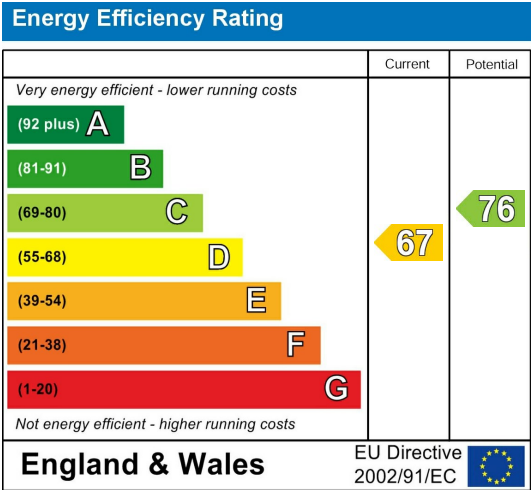
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Tenure: Freehold  
 Council Tax Band: G  
 EPC Rating: D  
 Local Authority: East Suffolk Council



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