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Lake View Road

Oulton Broad, NR33 9NE

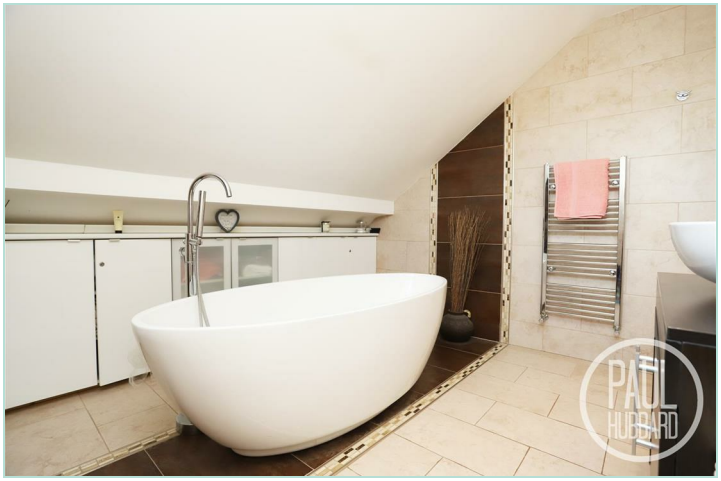
- Gorgeous 3-bedroom family home set over 3 storeys
- Panoramic views across Oulton Broad's marina and harbour
- Bright, spacious open-plan living space, perfect for entertaining
- High-end kitchen fully equipped with integrated appliances
- Gas central heating with combi boiler & ground floor underfloor heating
- Top-floor master suite with ensuite and breath-taking water views
- Spacious sitting room with dropped ceiling and ambient mood lighting
- Generous garden with decking – ideal for relaxing or hosting
- Close to local amenities, shops & schools
- Close to stunning local walks, such as Normanston Park

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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

Entrance door to the front aspect, polished tiled flooring with underfloor heating, space for storing coats & shoes, stairs with feature wooden banister leading up to the first floor landing and a door opening to the open-plan living space.

Open-Plan Living Space

The kitchen, dining room & sitting room are all open planned, seamlessly connecting the space for entertainment, featuring polished tiled flooring and underfloor heating throughout.

Dining Room

4.36m max x 2.17m max

Double glazed sash window to the front aspect with fitted blinds, UPVC double glazed window to the side aspect also fitted with blinds, three feature internal windows, pendant lighting and a spacious walk-in understairs cupboard with electric lighting (big enough for conversion to a downstairs WC).

Kitchen

3.88m x 3.26m

Downlights, UPVC double glazed window to the side aspect with fitted blinds, modern kitchen with high gloss units above & below, under cabinet lighting, laminate work surfaces, tiled walls, pendant lighting, central island with inset stainless steel sink & drainer with mixer tap, built-in Neff 4 burner induction hob, stainless steel extractor fan, Neff double oven & microwave, integrated fridge-freezer, dishwasher & washing machine. A small step down leads to the sitting room.

Sitting Room

5.15m max x 3.12 m max

UPVC double glazed window to the side aspect with fitted blinds, dropped ceiling with ambient lighting, downlights and UPVC sliding doors with fitted blinds opening to the rear garden.

Stairs to First Floor Landing

Wooden staircase & flooring, 3 feature windows, feature pendant lighting and doors opening to bedrooms 2 & 3 and the bathroom. A sliding door provides access to the second-floor stairs.

Bedroom 2

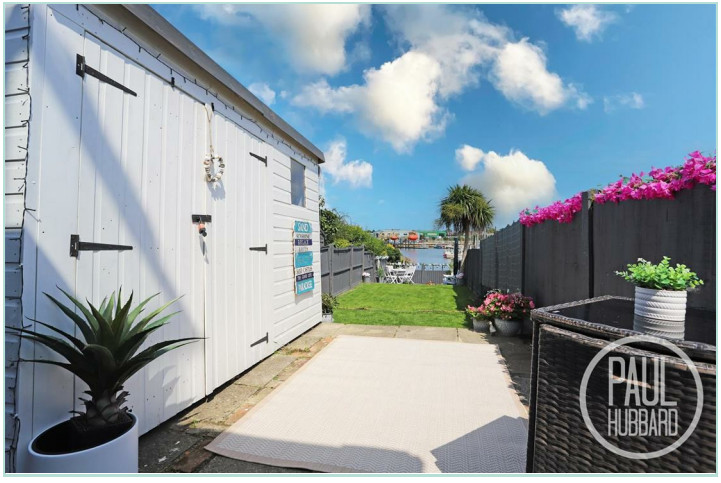
4.85 max x 2.22 max

Fitted carpet, UPVC double glazed window to the side aspect with fitted blinds, radiator and UPVC sliding doors with fitted blinds opening to the balcony.









Bedroom 2 Balcony
3.33m x 0.99m
The balcony features a low-maintenance artificial lawn that receives ample afternoon sunlight. Glass and stainless steel balustrades provide safety without obstructing the panoramic views across Lake Loathing.

Bedroom 3
3.45m max x 3.00m max
Fitted carpet, dual aspect UPVC double glazed windows with fitted blinds, radiator, built-in wardrobe with sliding doors and a built-in storage cupboard (housing the water tank for the underfloor heating).

Bathroom
2.51 x 2.11
Vinyl flooring, UPVC double glazed obscure window to the side aspect with fitted blinds, heated chrome towel rail, fully tiled walls, downlights, toilet with hidden cistern, wall-mounted wash basin with mixer tap, panelled bath with mixer tap, built-in mirrored TV and a mains-fed shower set into a corner cubicle enclosure featuring both handheld and rainfall heads.

Stairs Leading to Bedroom 1
Sliding door opens to fitted carpeted stairs with oak and glass balustrades.

Bedroom 1
5.93m max x 3.16m max
Fitted carpet, downlights, modern vertical radiator, double glazed skylight, feature panelled wall, door opens to the en-suite bathroom and UPVC sliding doors with fitted blinds open out to the balcony.

Bedroom 1 Balcony
3.17m x 2.85m
The balcony features a low-maintenance artificial lawn that receives ample afternoon sunlight. Glass and stainless steel balustrades provide safety without obstructing the panoramic views across Lake Loathing.

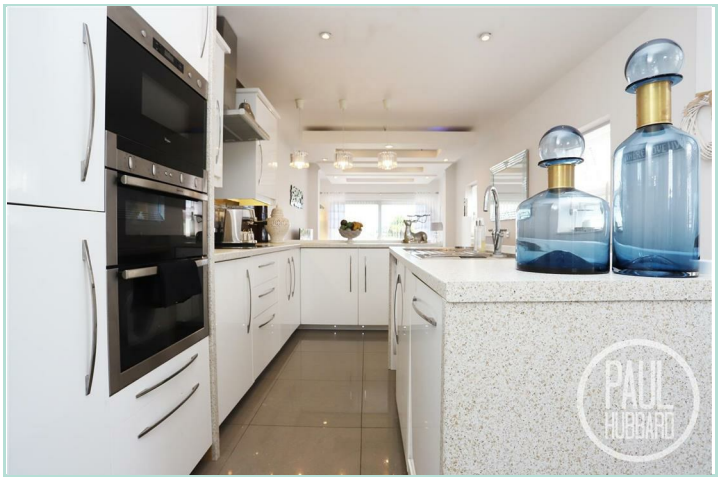
En-suite Bathroom
3.17m x 2.85m
Tiled floor & walls, heated chrome towel rail, UPVC double glazed obscure window to the side aspect with fitted blinds, downlights, extractor fan, cupboard housing the gas combi boiler, fitted storage cupboards with electric lighting and additional hidden storage space, toilet with hidden cistern, wash basin with mixer tap set into a vanity unit, wall-mounted mirrored unit with wall lights, central freestanding roll-top bath tub with mixer tap and a hand-held shower attachment.













Outside

To the front, a wrought iron gate opens onto a fully enclosed, low-maintenance frontage with shingle landscaping and a pathway leading to the main entrance. A side path, bordered with shingle and slate, provides access to the rear garden via a secure gate.

The rear garden is beautifully tiered and thoughtfully designed for both relaxation and entertaining. It features a paved patio area, a timber storage shed, a neat lawn bordered with pebbles and planted flowers, and steps leading down to a decking area – the perfect spot for outdoor dining while taking in gorgeous views over the lake and harbour. The garden is fully enclosed by panel fencing and includes outdoor lighting. An additional side pathway from the front includes plant beds ready for personalisation and extra storage space.

Agent note

Please be aware of the right of way benefiting the neighbouring property over the rear garden. For further information, kindly contact our office.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

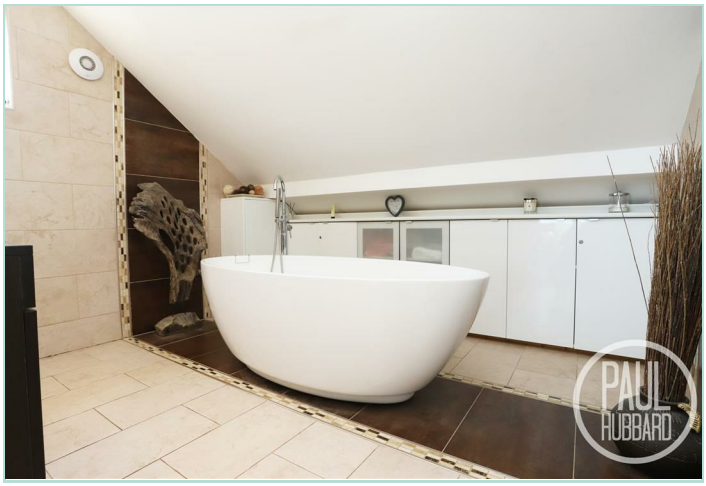

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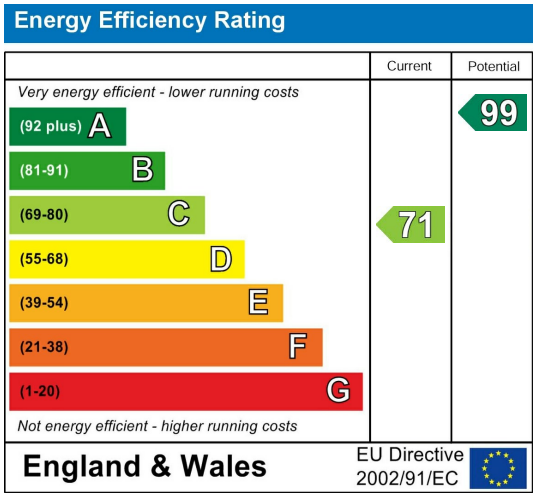








Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council





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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements