



## Smiths Walk Oulton Broad, NR33 8QN

- Executive family home on a large corner plot
- Off road parking for multiple vehicles plus both a double & single garage
- 4/5 spacious double bedrooms
- Beautifully finished to an extremely high standard throughout
- Gas central heating with Nest remote controls
- Open-plan kitchen/diner & garden room
- Separate utility room
- Spacious sitting room & family room/ 5th bedroom both bay fronted
- Stunning master bedroom with a balcony, en-suite & built-in wine fridge
- Family bathroom with a claw foot bath & separate shower

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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. Nestled on the cusp of Carlton Marshes, Oulton Broad offers not only an inviting atmosphere but also stunning natural beauty. 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

A spacious entrance hall featuring, composite entrance door & double glazed obscure window to the front aspect, Karndean flooring, x3 radiators, spacious airing cupboard with double doors, loft access, stairs leading to the first floor landing and doors opening to the family room/ bedroom 5, cloakroom, bedrooms 2-4, the rear lobby, family bathroom, sitting room & the open-plan living space.

## Sitting Room

6.65 max into bay x 4.53 max

A spacious, yet cosy living space with space for all the family. Featuring, fitted carpet, x3 UPVC double glazed window & bay window to the front & side aspect, x2 radiator.

## Family Room or Bedroom 5

4.51 max into bay x 5.45 max

This versatile room is ideal for use as either an additional reception room or an extra bedroom, offering flexibility to suit various needs. A good size, double aspect room with fitted carpet, UPVC double glazed window to the side aspect & bay to the front, x2 radiators and a built-in window seat.

## Kitchen/Diner

6.97 max x 4.55 max

Offering modern day living this open-plan kitchen/diner offers a modern shaker style kitchen, Karndean flooring, x3 UPVC double glazed windows to the side & rear aspect, x3 radiators, space for a table & chairs, units above & below, laminate work surfaces, inset stainless steel sink & drainer with a mixer tap, space for a Rangemaster style oven, built-in extractor hood and an opening leads through to the garden room.



## Garden Room

3.84 x 3.21

Karndean flooring, x4 UPVC double glazed windows to the side aspect, sky light window, down lights, UPVC double glazed windows & French doors to the rear aspect with fitted blinds, feature LED strip lights and pendant lighting.



## Utility Room

3.15 x 2.38

Karndean flooring, UPVC double glazed window & door to the rear aspect, down lights, radiator, units above & below, laminate work surfaces, integrated dishwasher and spaces for a fridge-freezer & washing machine.



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## Bedroom 2

6.27 x 3.31

Fitted carpet, UPVC double glazed window to the front aspect, radiator and doors opening into the en-suite shower room.

## Bedroom 2 En-suite Shower Room

3.75 x 1.20

Karndean flooring, tiled walls, heated towel rail, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap and a mains-fed shower set into a double size cubicle enclosure.

## Bedroom 3

5.43 x 3.54

LVT flooring, UPVC double glazed window to the side aspect, radiator and a door opens into the family room.

## Bedroom 4

4.27 x 3.17

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

## Family Bathroom

3.17 max x 2.97 max

A modern suite with a traditional feel, featuring Karndean tile flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, down lights, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps, a clawfoot bathtub with a mixer tap & a hand-held shower attachment and a separate walk-in mains-fed shower with a glass shower screen.

## Cloakroom

2.36 x 1.22

Karndean flooring, UPVC double glazed obscure window to the front aspect, radiator, down lights, toilet, wash basin set into a vanity unit with a mixer tap and tile splash backs.

## Rear Lobby

1.97 x 1.27

LVT flooring, space for storage and a door opens into the double garage.

## Integrated Double Garage

6.21 x 5.11

This versatile space offers ample room for various uses, such as parking cars or general storage. It features a double-sized electric roller door at the front, a wall-mounted gas boiler, light, power sockets and a boarded loft space with an entrance hatch. Additionally, the area includes a built-in work surface with space for a washing machine, providing practical functionality.

## Stairs lead to the first floor landing

A gorgeous oak staircase (featuring LED sensor tread lights) with glass bannisters, a galleried landing, feature pendant lighting, Velux double glazed window, doors open to the eaves storage area, a double size storage cupboard/ wardrobe & bedroom 1.



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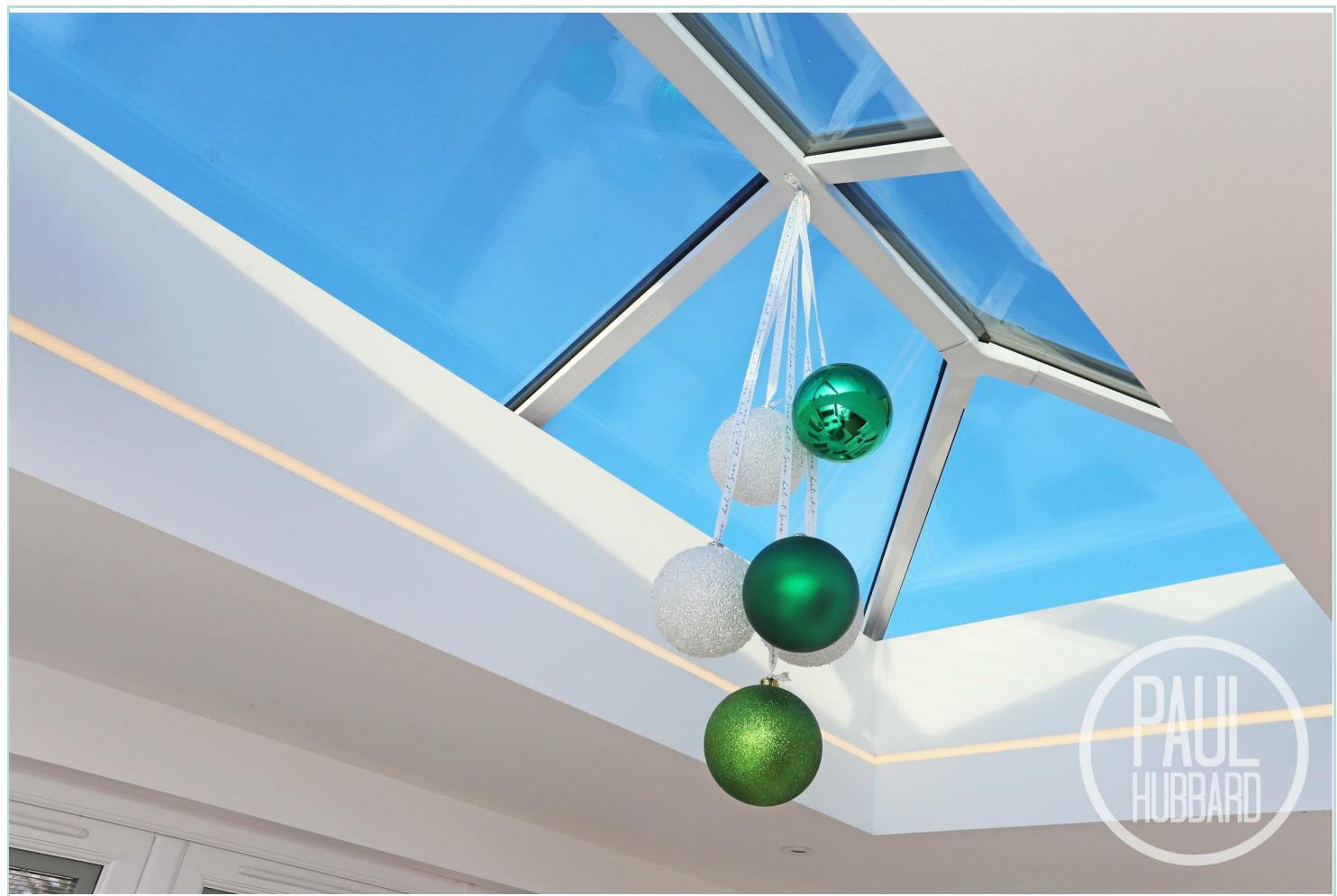
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### Bedroom 1

6.66 x 3.86

A dreamy master suite, with access to a balcony & private ensuite bathroom. Fitted carpet, radiator, feature exposed brick wall with a fitted wine fridge, x2 Velux double glazed windows, down lights, UPVC double glazed windows & French doors with fitted blinds opening to the balcony and a door opens to the en-suite bathroom. A versatile room that could make a fantastic lounge with far-reaching views of the surrounding area if desired.



### Bedroom 1 En-Suite Bathroom

2.94 x 1.91

An impressive ensuite bathroom featuring vinyl flooring, UPVC double glazed window with fitted blinds to the rear aspect, heated towel rail, down lights, extractor fan, touch screen LED mirror, suite comprises a toilet, wash basin set into a vanity unit with a wall-mounted mixer tap and a freestanding bath with a wall mounted mixer tap.



### Balcony

3.78 x 1.36

A gorgeous balcony with views over the rear garden and above the railway & trees. The perfect space for a table & chairs for relaxation, with far-reaching views of Carlton Marshes.



### Outside

A gate opens and steps lead down to a decorative brick archway leading to the storm porch, which shelters the main entrance door. To the side, an expansive driveway offers parking for multiple vehicles and leads to the double garage. The driveway continues along the right-hand side of the property, where double gates open to the rear, revealing the single garage. A spacious, laid lawn wraps around to the rear via gated access. The entire property is fully enclosed by a brick wall surround.

This low-maintenance shingle garden backs onto open countryside and the Lowestoft to Ipswich railway line. It features a patio area, raised decking, an outdoor tap and lighting, offering a practical space for outdoor living. The garden also includes a laid lawn, timber storage shed and a door leading to a brick-built garage, providing both storage and convenience.

### Single garage

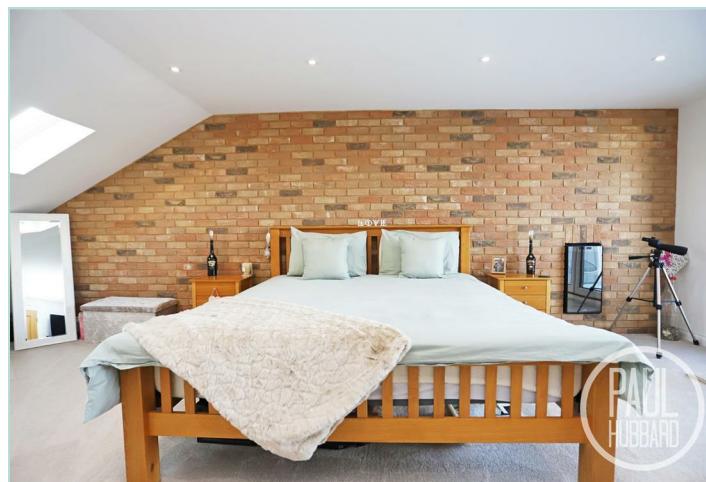
5.37 x 2.91

Single garage with an up-and-over door, window, lighting and power points.

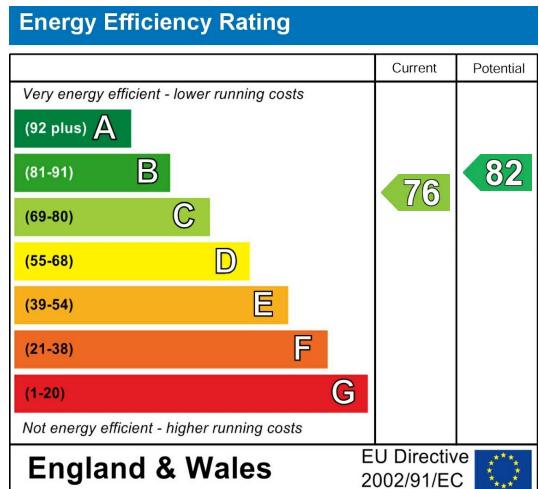
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Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: C  
 Local Authority: East Suffolk Council



GROUND FLOOR 1ST FLOOR



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 guidance 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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