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Caldecott Road
Oulton Broad, Lowestoft, Suffolk, NR32 3PH
£250,000

DECEPTIVELY spacious HOUSE could be your FOREVER HOME; in the HEART of Oulton Broad & VERY CLOSE proximity to the Norfolk Broads & leisure facilities... With versatile living accommodation comprising entrance hallway, 20ft lounge / diner PLUS another reception & CONSERVATORY; Oak fitted kitchen / breakfast room with utility room come shower room & cloakroom / WC. 2 / 3 DOUBLE bedrooms with built-in wardrobes; bathroom & WC. uPVC double glazed windows & GCH. Wonderfully private & enclosed gardens, GARAGE & parking.

- OULTON BROAD
- DECEPTIVELY SPACIOUS
- DOUBLE BEDROOMS
- LAID TO LAWN PRIVATE & ENCLOSED GARDENS & GARAGE

ENTRANCE HALL

Through the part glazed front door you enter this deceptively spacious home; doors to both reception rooms, utility and kitchen / breakfast room. Fitted carpet, radiator, power points and doors up to the first floor.

LOUNGE / DINER

20' 7" x 12' 0" (6.28m x 3.66m)

Fabulous size reception at the front of the home has fitted carpet, uPVC double glazed windows, radiator, wall lighting, TV, power points and gas fire in situ.

RECEPTION / BEDROOM

16' 3" x 9' 3" (4.97m x 2.84m)

Versatile room overlooking the front courtyard garden, this room features fitted carpet, uPVC double glazed window, radiator and points.



KITCHEN / BREAKFAST ROOM

16' 6" x 7' 10" (5.03m x 2.41m)

Open-plan living with Oak wall and base units with worktop, inset sink / drainer and integral appliances including a fridge / freezer, dishwasher, double wall oven and gas hob with extractor. Karndean flooring, uPVC double glazed window, radiator, power points and serving hatch.

UTILITY ROOM

10' 3" x 6' 1" (3.14m x 1.86m)

Providing a multitude of purposes with wall and base units, worktop with inset sink, space / plumbing for your chosen appliances and enclosed cubicle with mains shower. Tiled flooring, radiator and power points; part glazed door to the conservatory and into the...

CLOAKROOM / WC

Low level WC, tiled flooring and uPVC double glazed window.

CONSERVATORY

14' 8" x 9' 4" (4.49m x 2.85m)

Part brick with uPVC double glazed windows and polycarbonate roof. Tiled flooring, radiator, power points and French double doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to bedrooms, bathroom, WC and built-in cupboard. Fitted carpet, uPVC double glazed window and power points.

**BEDROOM 1**

16' 3" x 9' 6" (4.96m x 2.91m)

Originally 2 bedrooms however currently one spacious room with double aspect and built-in wardrobes, overhead cupboards and bedside cabinets. Fitted carpet, uPVC double glazed windows, radiator and power points.

BEDROOM 2

11' 7" x 10' 5" (3.54m x 3.19m)

Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator and power points; built-in wardrobes, overhead cupboards and bedside cabinets.

BATHROOM

Suite comprises a vanity unit with inset basin and panelled bath; fitted carpet, uPVC double glazed window and radiator.

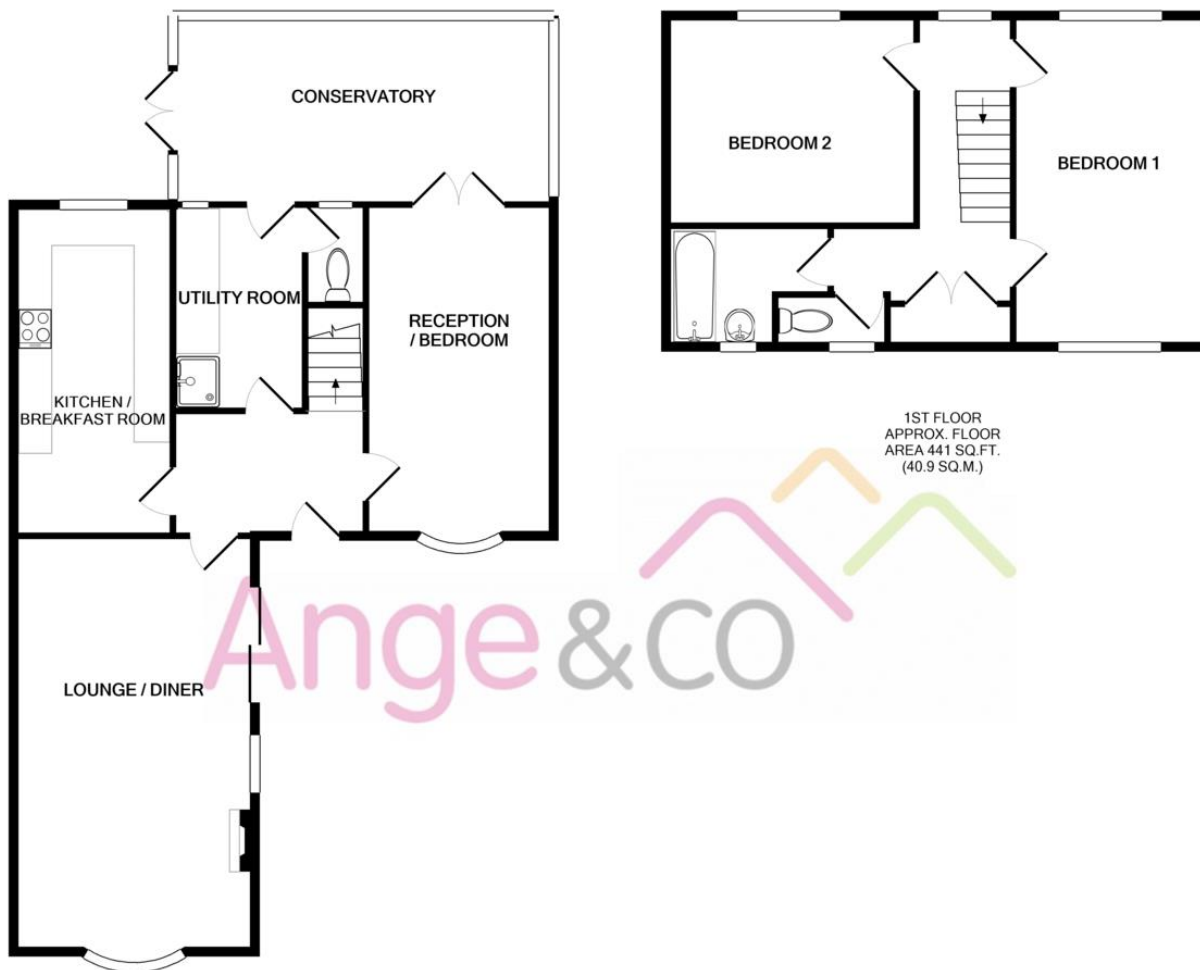
WC

Conveniently separate to the bathroom; low level WC and fitted carpet.

**OUTSIDE**

Laid to lawn gardens are wonderfully enclosed with mature borders and pedestrian path to a front courtyard area. Rear garden with patio and borders filled with plants, flowers and shrubs. Outside lighting, water tap and timber shed. Pedestrian access to the rear service road and single brick GARAGE with personnel door, light, power points and vehicular door opens onto the allocated parking.

EAST SUFFOLK COUNCIL TAX - BAND C
ENERGY PERFORMANCE CERTIFICATE RATING - E



CALDECOTT ROAD, OULTON BROAD, LOWESTOFT, NR32 3PH
TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ange & CO
Independent Estate Agent

Services

ALL MAINS SERVICES
GAS CENTRAL HEATING
East Suffolk Council
Tax - C
EPC Rating - E

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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