



12 Marsh Road, Oulton Broad

Guide Price £280,000

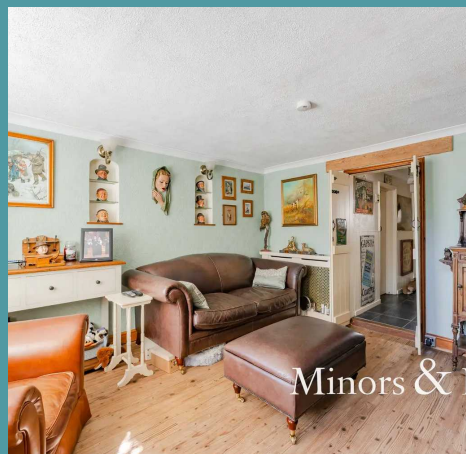
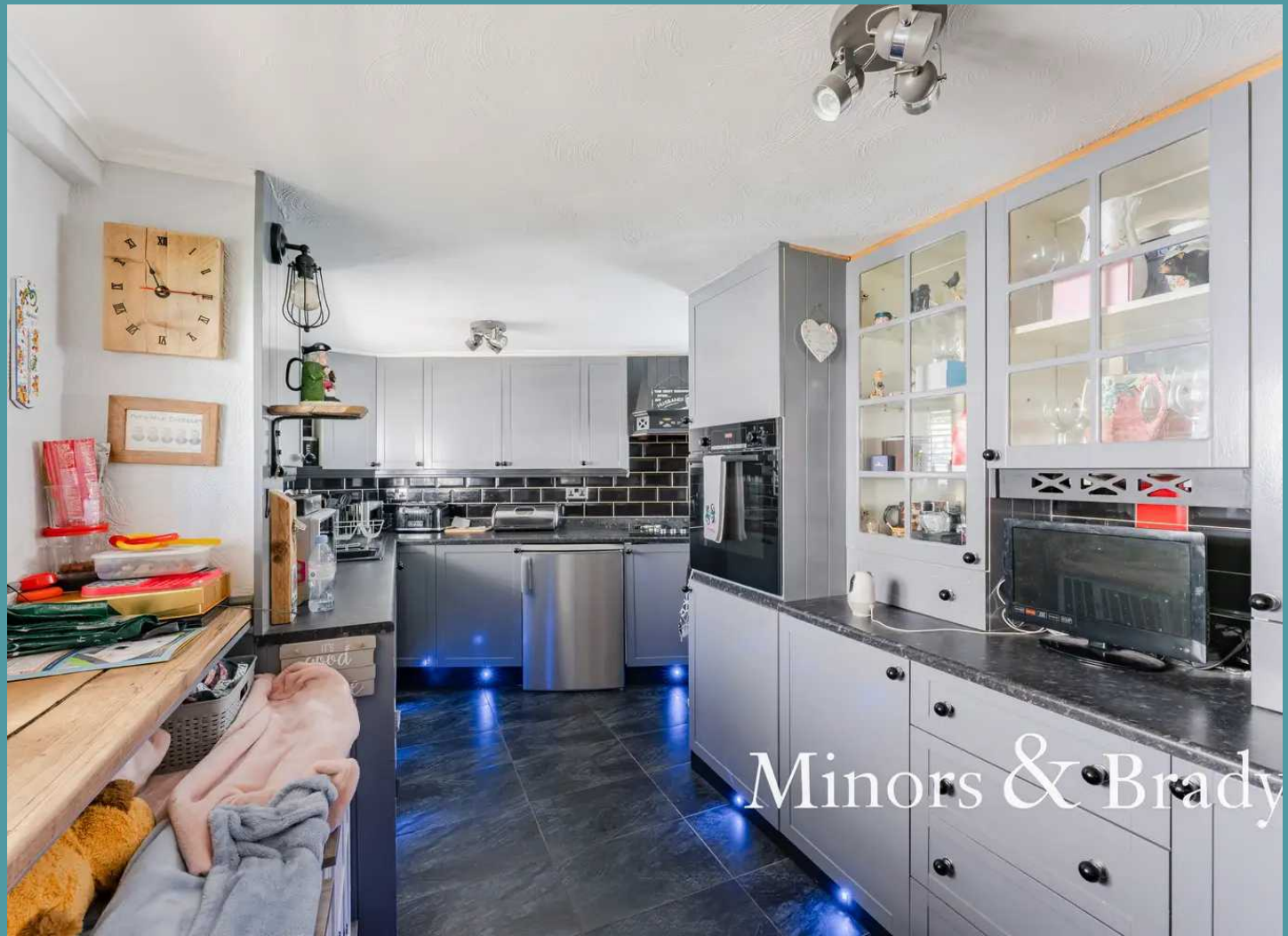
12 Marsh Road

Oulton Broad, Lowestoft

Situated on an impressive 1/3 acre plot (STMS), Minors and Brady are thrilled to present to the market this charming one bedroom detached cottage located within the highly desirable location of Oulton Broad. Offering characterful features including exposed wooden beams, an exposed brick feature fireplace and a bay window this quaint home is perfect for anyone looking to relocate to the coast for a peaceful lifestyle. The extensive private rear garden offers the perfect spot to enjoy the outdoors with the opportunity to build on the land (subject to planning). A self contained Studio/Annex can be found within the garden and utilized based on personal preferences. The property is set within walking distance to the broads with fantastic local amenities nearby.

LOCATION

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing, boating and walking as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Adjoining and within walking distance from the park is Carlton Marshes, a 151 hectare nature reserve managed by Suffolk Wildlife Trust, ideal for any nature lovers or avid walkers. Oulton Broad is well connected with 2 train stations offering direct services to Norwich and Ipswich.





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Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. Positioned at the front of the property is a kitchen/breakfast room, fitted with units and appliances to enhance your cooking experience. Offering ample amount of storage space and areas for your laundry essentials. The sitting room offers ample amount of space for your comfortable furniture, encouraging family and friend gatherings. With the presence of a log burner, creating a warm ambiance.

Heading upstairs you will find a bathroom and double bedroom, designed to offer you relaxation and privacy. Complimented by built in wardrobes and storage space. Additionally, the attic room creates another bedroom or has the versatility to be a study, dressing room or guest bedroom.





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This beautiful home sits on a large 1/3 acre plot (STMS) featuring a easily maintainable front courtyard with gated access and array of plants and shrubs. The extensive rear garden is mainly laid to lawn and vibrant tree and shrub borders create plenty of privacy for the property. Established borders also feature two large greenhouses as well as a successful veggie patch. There is gated access to a decking area which also offers a wonderful summer house creating the perfect space to enjoy a spot of alfresco dining. The generous plot allows creative minds to run free with potential to build on (subject to planning). The property also offers a shared driveway with off-road parking for multiple vehicles as well as a garage for further item/vehicle storage. Annex/Studio- Nestled within the 1/3 acres (STMS) you will find a large self-contained Annex/Studio which be used and converted based on personal needs.

AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

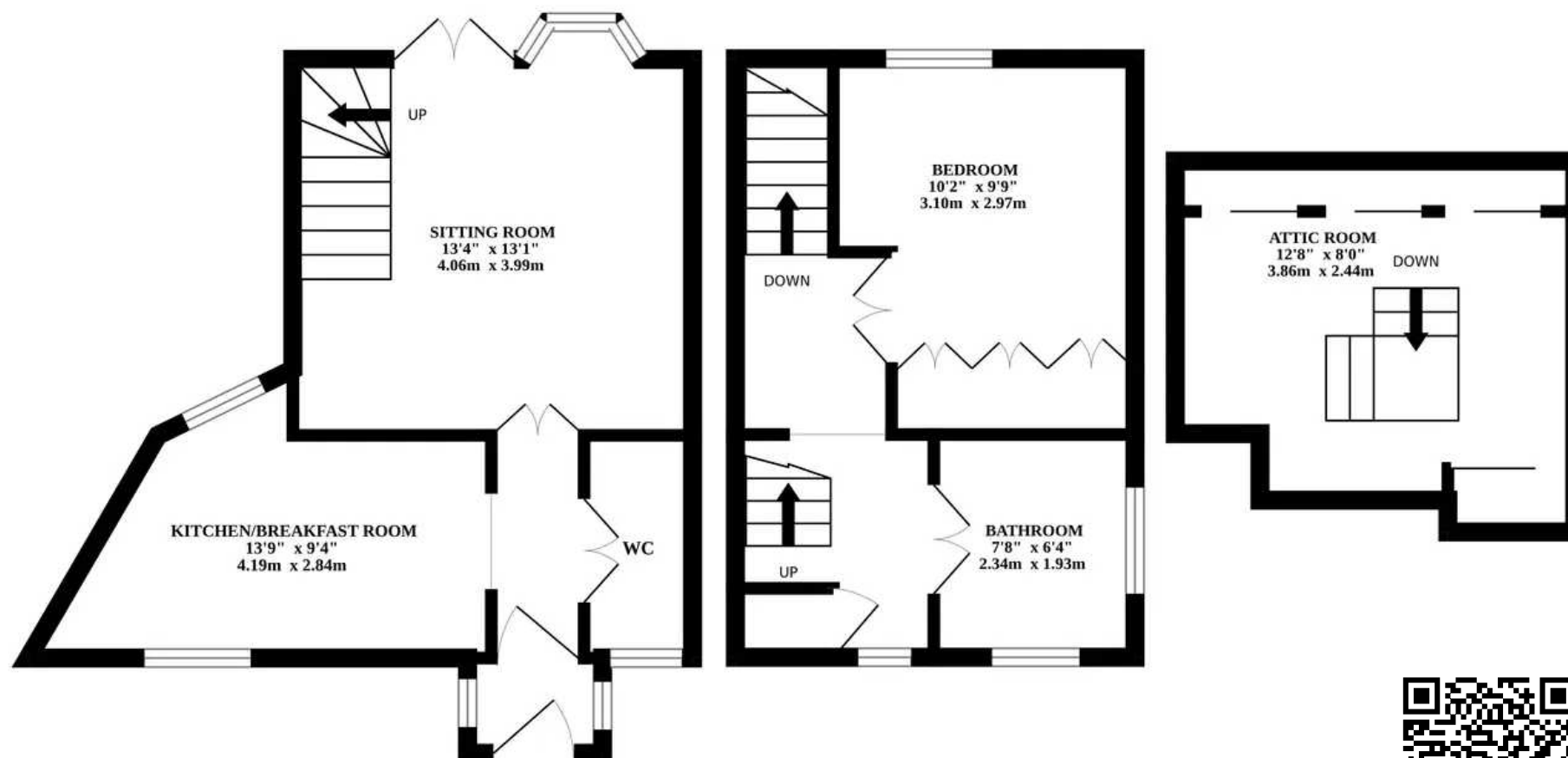
Heating system - Gas Fired Central Heating

Council Tax Band: B

GROUND FLOOR

1ST FLOOR

2ND 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 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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