



39 Pritchard Close, Oulton

In Excess of £240,000

39 Pritchard Close

Oulton, Lowestoft

Down a quiet cul-de-sac in the the sought-after area of Oulton, this semi-detached house is the perfect choice for modern family living. Showcasing an inviting sitting room, an open-plan kitchen/dining room, three bedrooms, a private en-suite and a family bathroom. Externally, you will find a maintained garden with two summerhouses and a driveway providing off-road parking. Secure your future within this welcoming home and make it your own.

Location

Oulton is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Close by is Oulton Broad, 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, as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with two train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.



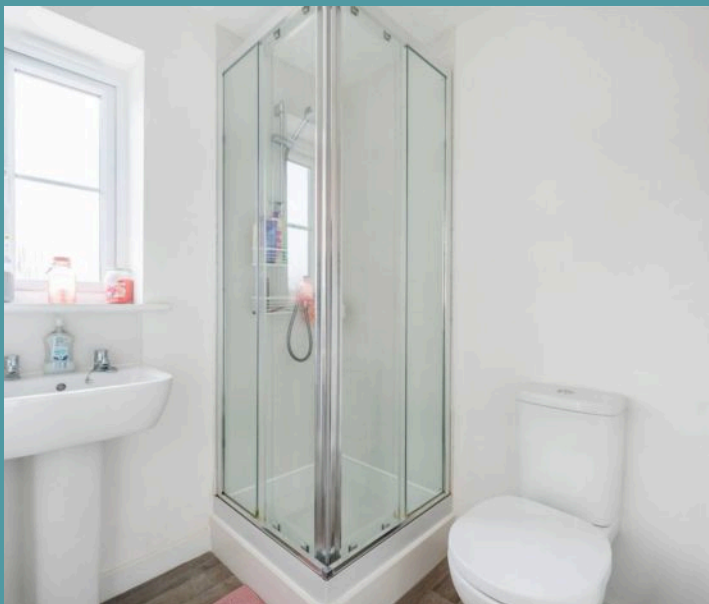


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Upon entering this residence, you are greeted by a sense of warmth and homeliness within the entrance hall, complemented by a convenient WC. Positioned at the front of the residence is a welcoming sitting room, filled with an abundance of natural light, inviting relaxation and entertaining. The heart of the home lies in the open-plan kitchen/dining room, a space that has been thoughtfully designed to cater to the demands of modern living. Recently fitted with new flooring, the kitchen features quality wall and base units, integrated appliances, and ample storage space, enhancing your cooking experience.

Upstairs, you will find three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine, while a family bathroom serves the remaining bedrooms, comprising of a three piece suite.





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Stepping outside, the property presents a maintained garden that serves as an extension of the interior living space. It is primarily laid to lawn, complemented by two summerhouses for your outdoor seating arrangements or storage for your garden equipment and tools. Overall, the garden is fully enclosed for privacy and seclusion. Completing the property is a brick-weave driveway providing off-road parking for multiple vehicles.

Agents notes

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

Heating system - Gas central heating.

Council Tax Band: C





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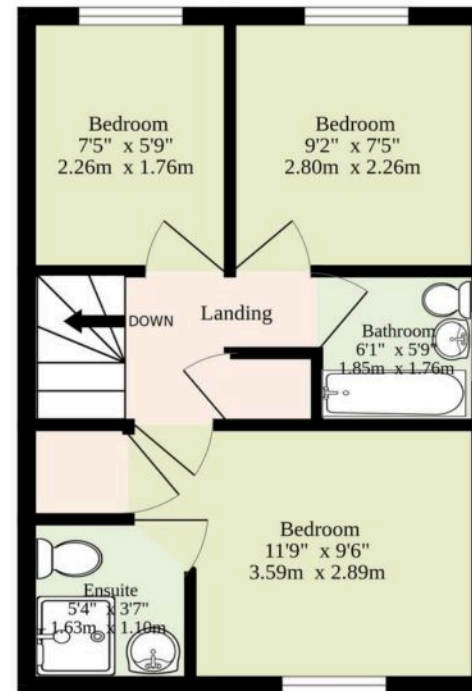
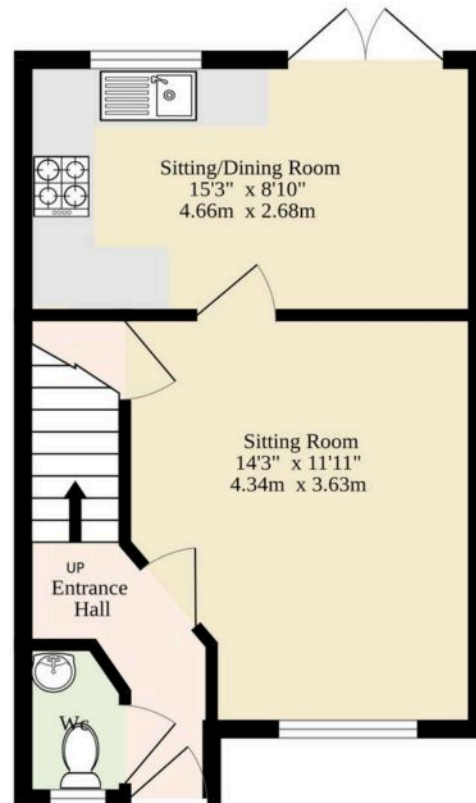
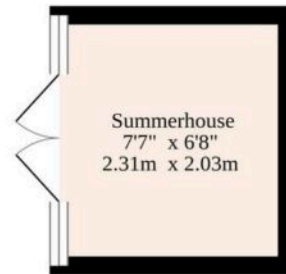
Oulton, Lowestoft

- Semi-detached residence at the end of a quiet cul-de-sac, in the beautiful area of Oulton
- Perfect first time buy, family home or investment purchase, with flexible accommodation that you can adapt to your own preferences
- Turn-key condition that is ready to move into
- Sitting room that is filled with an abundance of natural light, inviting relaxation and entertaining
- Open-plan kitchen/dining room, with newly fitted flooring, equipped with modern wall and base units, integrated appliances and storage space
- Three bedrooms, one private en-suite and a family bathroom
- Well-maintained garden complemented by two summerhouses, fully enclosed for privacy and seclusion
- Brick-weave driveway providing off-road parking
- Under NHBC warranty
- Within walking distance to the desirable area of Oulton Broad, with a range of local shops, pubs, healthcare facilities, schools and transport nearby



Ground Floor
443 sq.ft. (41.2 sq.m.) approx.

1st Floor
277 sq.ft. (25.7 sq.m.) approx.



Total Sqft Includes The Summerhouse

TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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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