



117 Dell Road, Oulton Broad  
£250,000



# 117 Dell Road

## Oulton Broad, Lowestoft

Positioned in the desirable area of Oulton Broad, this semi-detached bungalow presents a unique opportunity for those looking for a beautiful family home or a perfect downsizing option without compromising on comfort and style. Showcasing a wealth of attractive features, including a comfortable sitting room with a wood burner, an equipped kitchen/dining room, a light-filled conservatory, two double bedrooms and a modern bathroom. Externally, you will find a well-kept garden with multiple timber sheds, a greenhouse, a brick-weave driveway and a garage.

### 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.







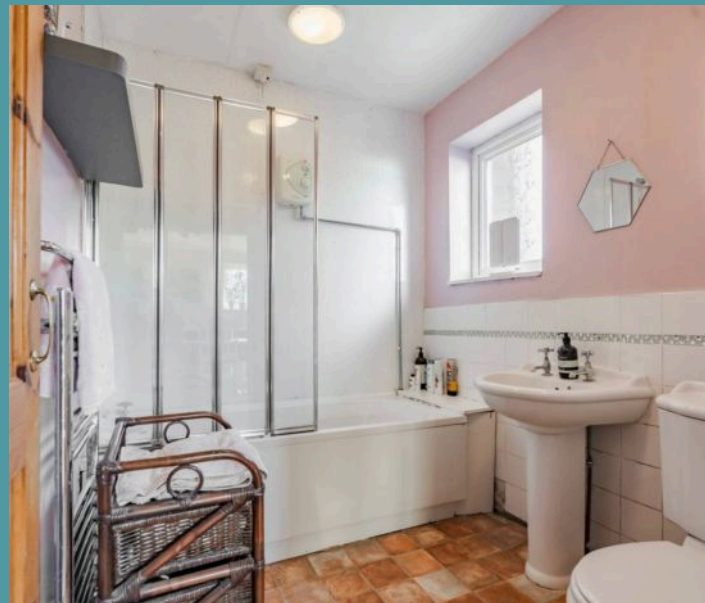
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Oulton Broad, Lowestoft

Welcome inside this beautiful bungalow, where you are greeted by a bright and airy entrance hall. Immediately capturing your attention with its warm ambience, is the light-filled sitting room accentuated by a charming wood-burner. This space invites relaxation and entertaining, suitable for when having family and friends over. At the heart of the home lies a kitchen/dining room, equipped with high-quality fixtures and fittings, including wall and base units, appliances and under-counter areas for your laundry essentials. Extending the reception space is a conservatory, filled with an abundance of natural light, offering panoramic views of the garden.

Accommodation is provided by two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The second bedroom has the versatility to be a home office, dressing room or a guest room. The bathroom completes the accommodation, comprising of a modern three piece suite, ensuring convenience and comfort.

Step outside into the well-maintained garden, that complements the property perfectly. A patio area provides the perfect spot for al fresco dining or simply enjoying the outdoors, while timber storage sheds and a greenhouse offer additional space for gardening enthusiasts. Fully enclosed for privacy and seclusion. For those with vehicles, a brick-weave driveway provides off-road parking and gated access to a garage, offering plenty of space for storage options.







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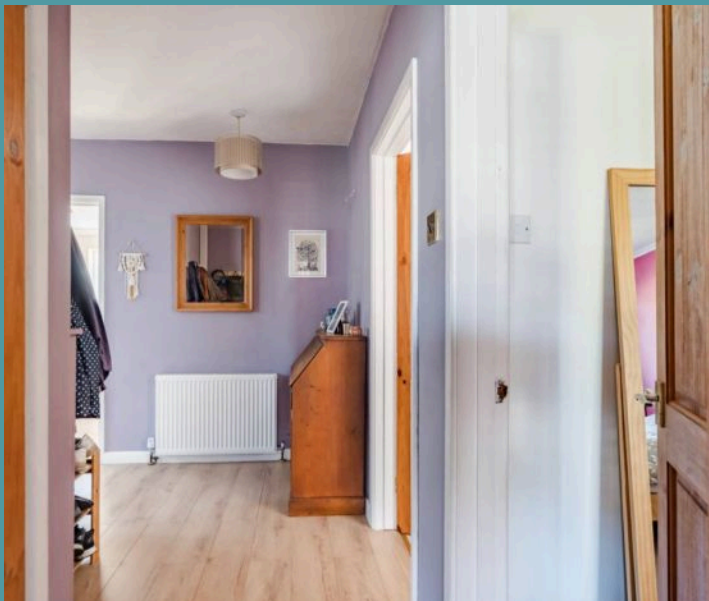
### Agents notes

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

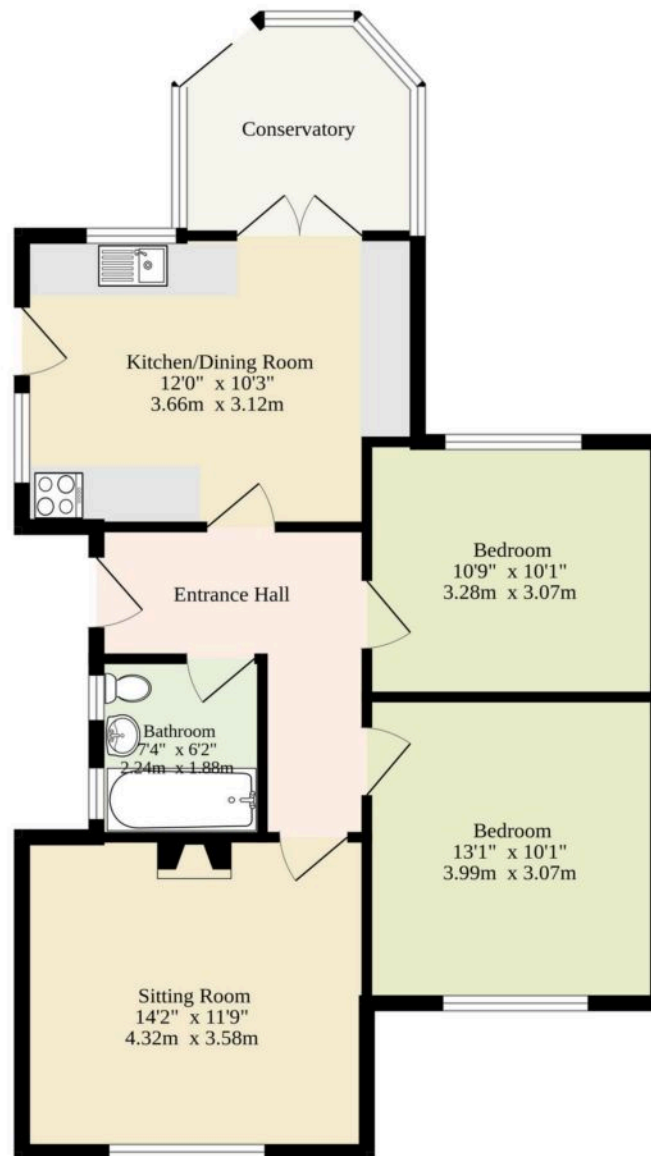
Heating system - Gas central heating.

Council Tax Band: B

- Semi-detached bungalow in the sought-after area of Oulton Broad
- Beautiful family home or a perfect downsizing option without compromising on comfort and style
- Sitting room accentuated by a wood-burner, inviting relaxation and entertaining
- Conservatory that extends the reception space, offering panoramic views of the garden
- Kitchen/dining room equipped with quality fixtures and fittings to enhance your cooking experience
- Two double bedrooms and a modern family bathroom
- Well-maintained garden complemented by a patio area, timber storage sheds and a greenhouse, fully enclosed for privacy and seclusion
- Brick-weave driveway providing off-road parking and gated access to a garage, suitable for storage options
- Close to local shops, train stations, healthcare facilities, schools and a short drive to the coast



Ground Floor  
798 sq.ft. (74.1 sq.m.) approx.



Sqft Does Not Include The Conservatory

TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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