



The Manse, Private Road, Oulton Broad

Offers in Region of £475,000

The Manse, Private Road

Oulton Broad, Lowestoft

From the moment you arrive to this exquisite residence, you will be captivated by its timeless appeal and beauty. The owners have lovingly maintained the home, retaining the original character features whilst incorporating modern elements. Showcasing spacious and flexible accommodation, including three reception rooms, an industrial-style kitchen, a large utility room, a cloakroom, two double bedrooms and a luxury family bathroom. Externally, you will find a beautifully maintained garden, a timber cabin and a driveway providing off-road parking. Acquire this home to experience a lifestyle of comfort and ease.

Location

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. Oulton Broad benefits from restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with two train stations offering direct services to Norwich, Ipswich and London, with fast and frequent transfers directly to London taking only 1 hour and 40 minutes.





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Approach Private Road, where you are captivated by the properties beautiful facade. A shingle driveway provides ample off-road parking for multiple vehicles, leading down to the rear where you will find a garage for storage options.

The owners have lovingly maintained the heritage of the home while incorporating contemporary touches. Three spacious reception rooms invite relaxation and entertaining, adorned with a decorative feature fireplace in the dining room, and two wood burners placed in the sitting room and orangery. The orangery is filled with an abundance of natural light from the grand windows and roof lantern, whilst framing views of the garden. It flows seamlessly into the industrial-style kitchen, equipped with a Rangemaster cooker, a central island for meal prep and socialising, and a pantry-style cupboard, elevating your cooking experience. A functional utility room creates additional storage space and areas for your laundry appliances, incorporating a farmhouse-style with a Butler sink. Completing the ground floor is a WC, for convenience and ease.



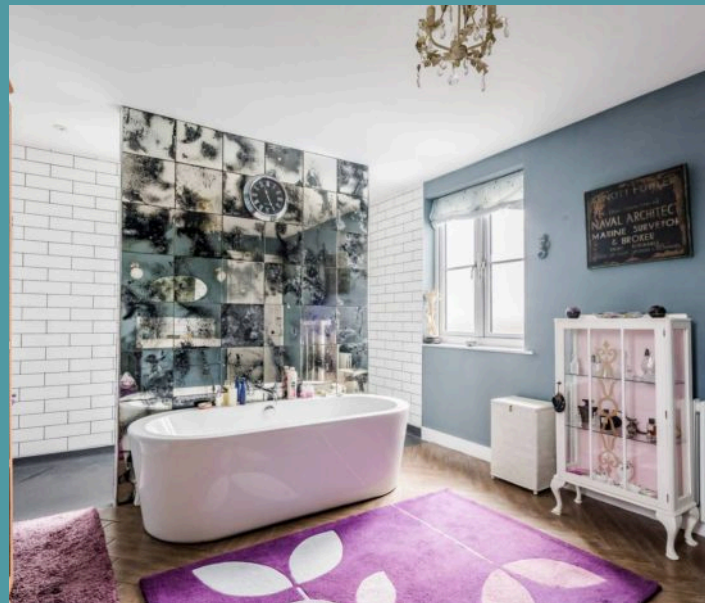


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Ascend to the upper floor, where you will encounter a spacious landing that has a window seat. There are two double bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The bathroom comprises of a luxury suite, including a hand wash basin, a toilet, a freestanding bathtub and a walk-in shower, accommodating all residents in the household.

Outside, you'll discover a well-established garden that offers endless possibilities for outdoor activities and enjoyment. It is predominately laid to lawn, bordered by planted beds and winding pathways, adding character and colour to the space. There are several seating areas for your garden furniture, to enjoy summer bbqs or relaxing in the afternoon sunshine. With the addition of a summerhouse and a timber storage shed. A timber log cabin can be utilised as a home office, a hobbies space, or a garden room, adding versatility and functionality to the outdoor space. Overall, it is fully enclosed so you can enjoy in privacy and seclusion.





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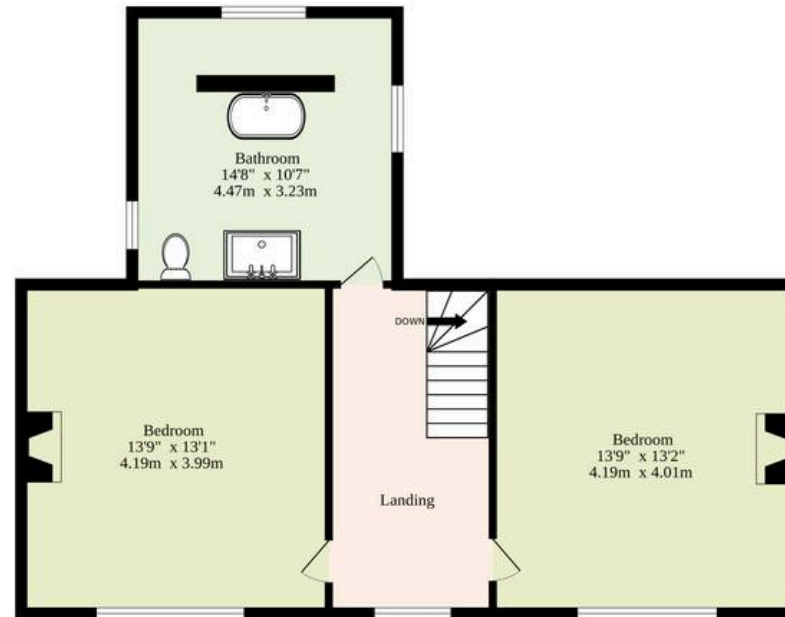
- Exquisite detached residence set on a large plot in the highly sought-after area of Oulton Broad
- The owners have lovingly maintained the original character features whilst incorporating modern elements, perfect for family living
- Three reception rooms inviting relaxation and entertaining, enhanced by a decorative feature fireplace and two wood burners
- Industrial-style kitchen equipped with a Rangemaster cooker, a central island and a functional utility room
- Two double bedrooms and a luxury bathroom suite
- Well-established garden offering endless possibilities for outdoor activities and enjoyment, fully enclosed for privacy
- Timber log cabin that can be utilised as a home office, a hobbies space or a garden room
- New boiler and underfloor heating
- A beautiful facade greeting you with a shingle driveway providing ample off-road parking for multiple vehicles
- Close to a wide range of amenities, including local shops, schools, transport links and healthcare facilities



Ground Floor
932 sq.ft. (86.6 sq.m.) approx.

1st Floor
602 sq.ft. (55.9 sq.m.) approx.

Garage
289 sq.ft. (19.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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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