



28 Shoals Walk, Oulton Broad

Offers in Region of £375,000

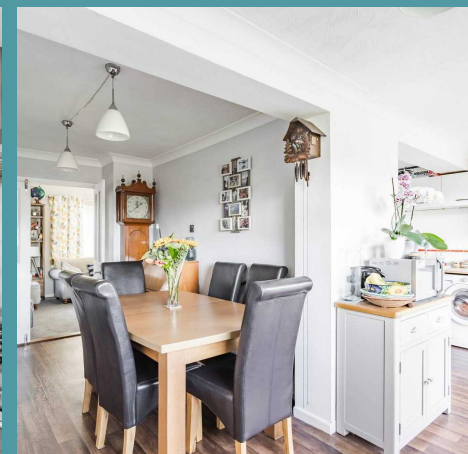
28 Shoals Walk

Oulton Broad, Lowestoft

This property presents an exceptional opportunity to acquire a family home that seamlessly blends comfort, style, and practicality, providing the perfect backdrop for creating lasting memories and enjoying a fulfilling lifestyle. Don't miss the chance to acquire this detached residence and experience all it has to offer.

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.



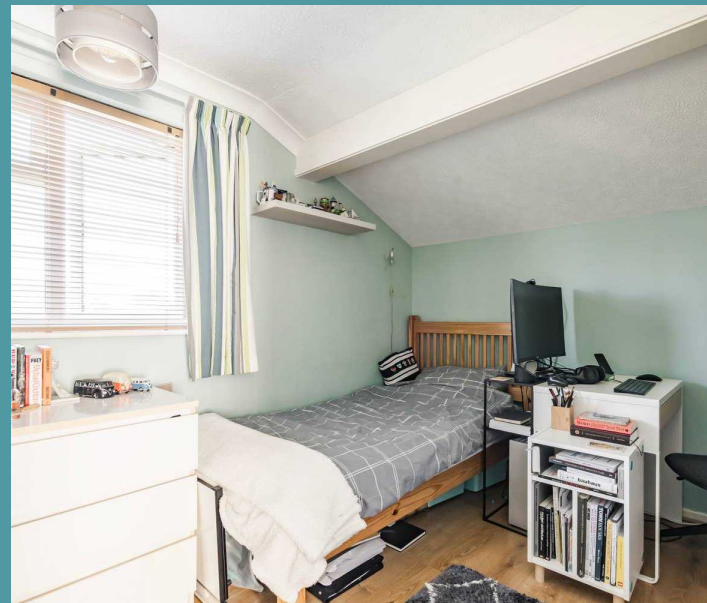


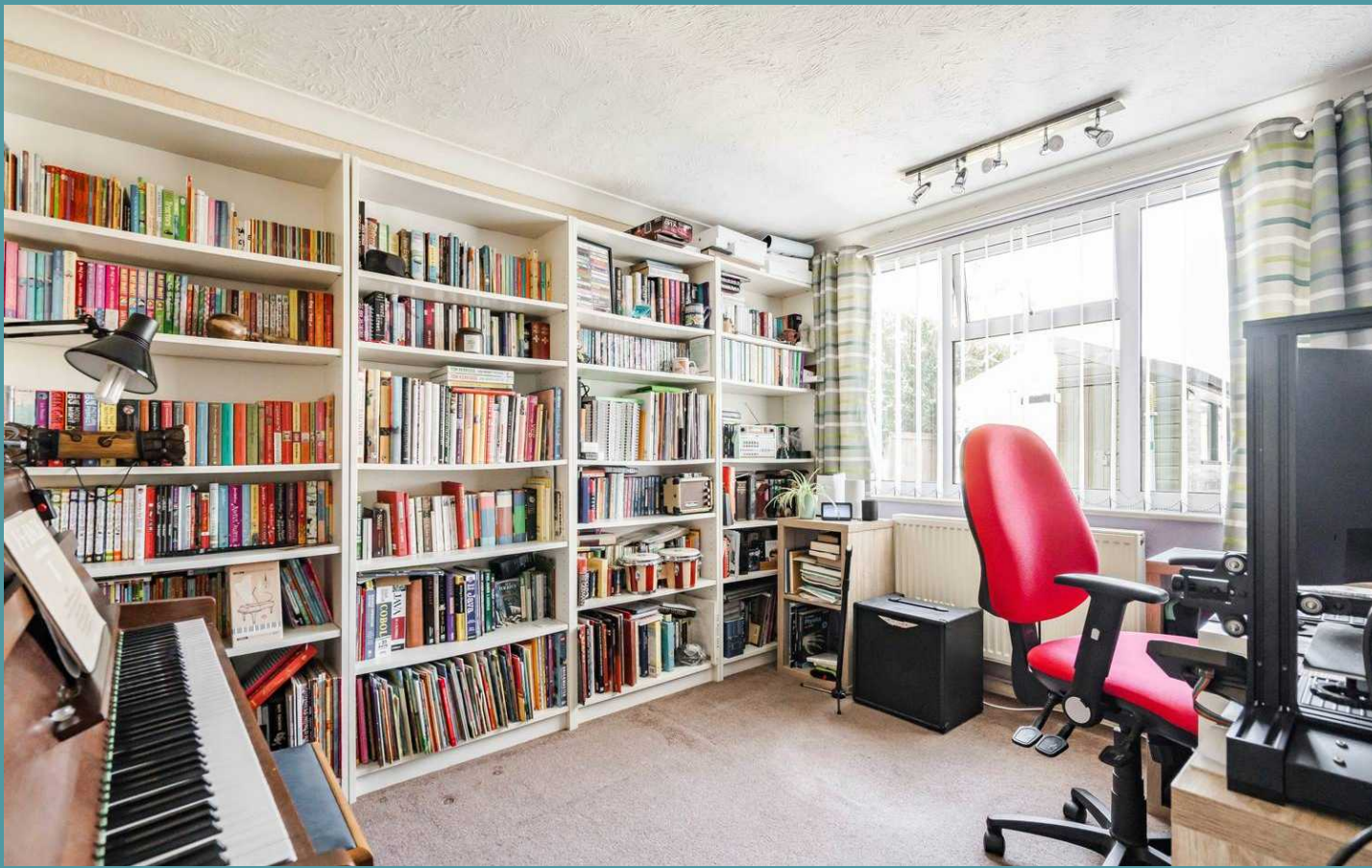
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Stepping inside, you are greeted by a comfortable sitting room boasting high ceilings that enhance the sense of space and is filled with an abundance of natural light, creating a welcoming atmosphere for relaxation or entertainment. The kitchen is well-equipped with fitted units and appliances to enhance your cooking experience. Offering ample amount of storage and counter-top space for meal preparation. The double doors open out to the garden, ideal for summertime entertainment. Completed with a formal dining room, encouraging gatherings with loved ones.

Across both floors you will find four bedrooms, each thoughtfully designed to offer relaxation and privacy, ensuring ample accommodation for a growing family or visiting guests. In addition, there is a modern shower room and a convenient WC, offering practicality and comfort in equal measure.





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Towards the rear is a generous size sun-trap garden, primarily laid to lawn, bordered by a range of plants and shrubbery. The paved areas are suitable for your outdoor furniture, to relax in the afternoon sunshine or simply enjoy the fresh air. A highlight of the garden is the summerhouse, complete with electrics and lighting, offering a versatile space for hobbies or storage. With the addition of a wooden storage shed for your garden equipment. Overall, this garden is fully enclosed so you can enjoy in seclusion. Convenience is key with a driveway providing off-road parking for multiple vehicles, alongside a garage offering secure storage for vehicles or additional belongings.

AGENTS NOTES

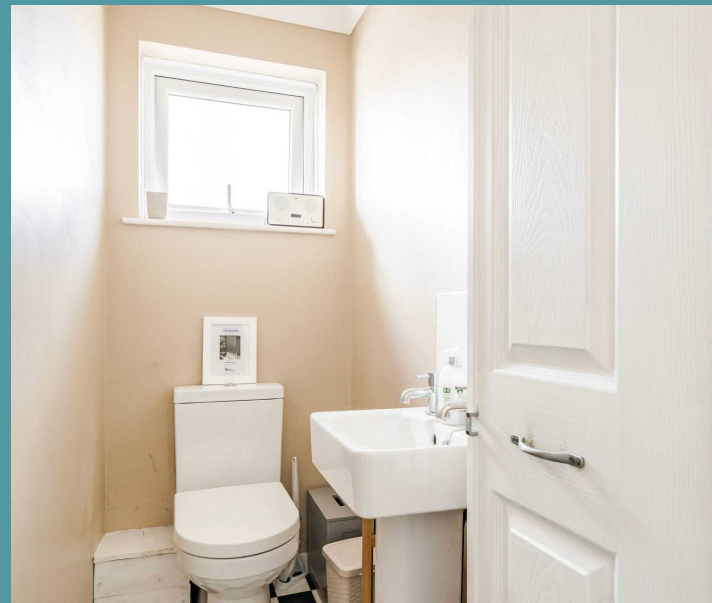
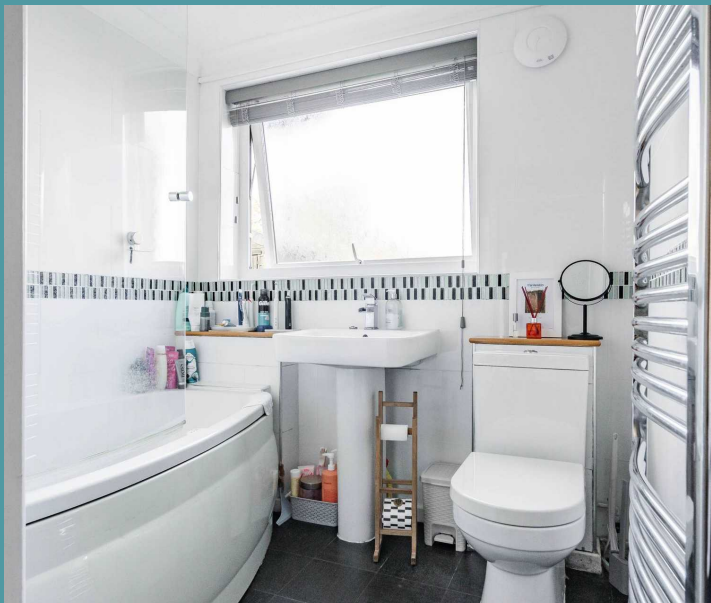
We understand that this property is freehold.

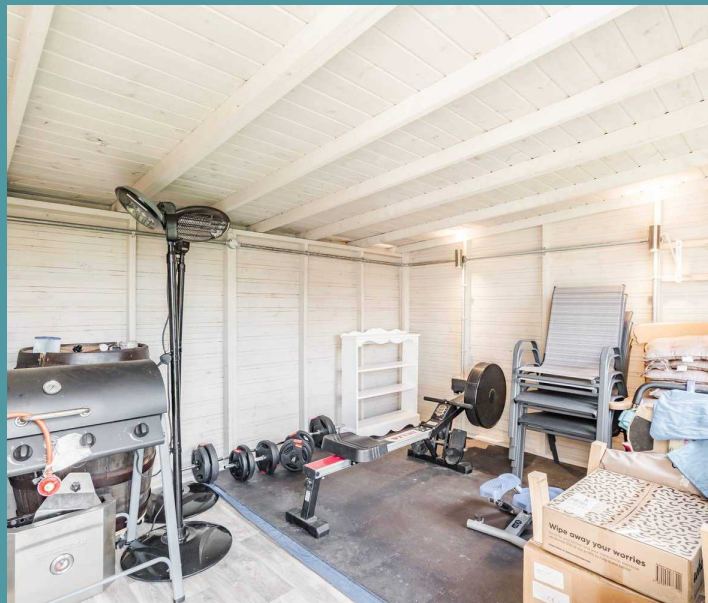
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Solar panels providing extra income via a feed-in-tariff.

Council Tax Band: D



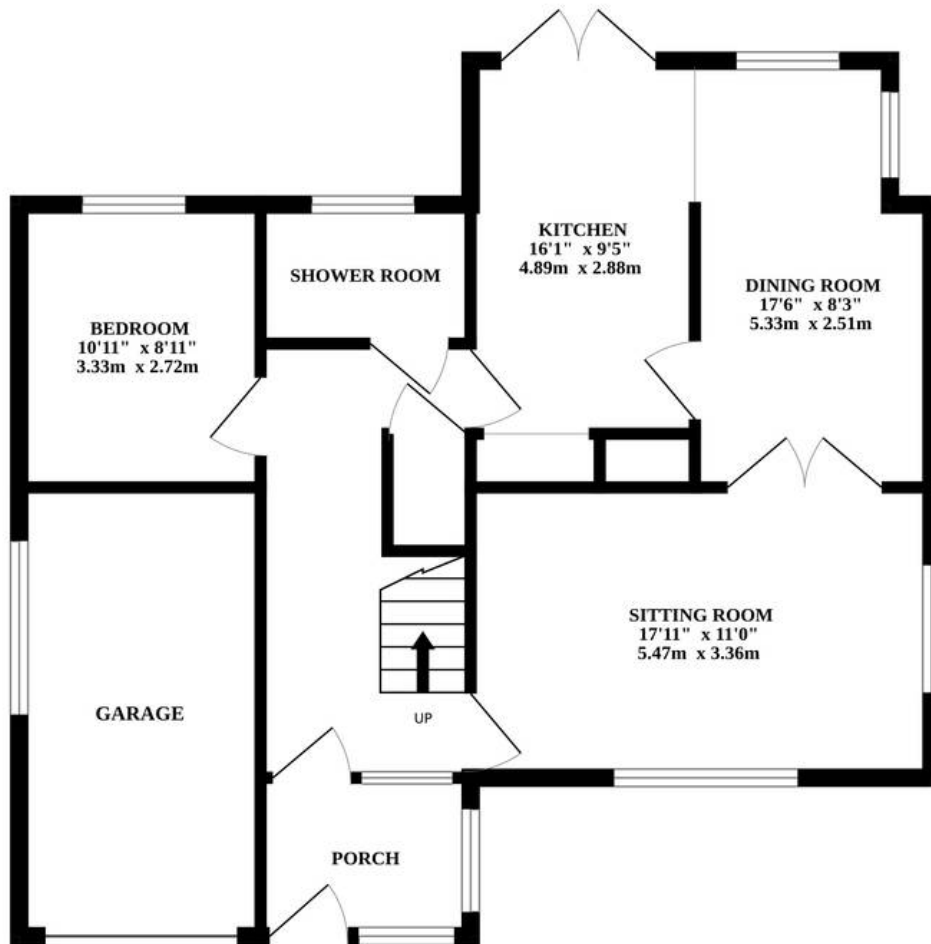


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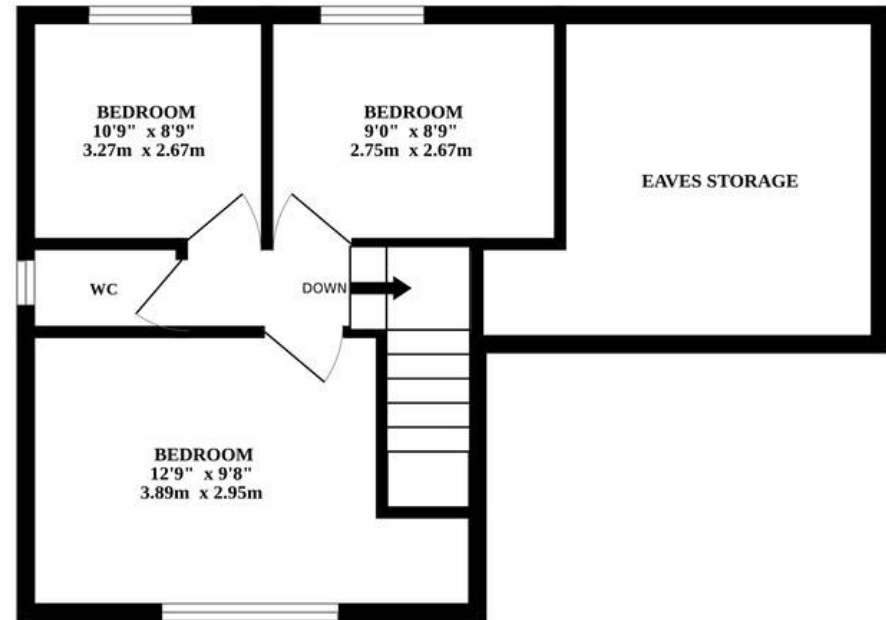
Oulton Broad, Lowestoft

- CHARMING DETACHED RESIDENCE
- PERFECT FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- COMFORTABLE SITTING ROOM WITH HIGH CEILINGS - FILLED WITH AN ABUNDANCE OF NATURAL LIGHT
- WELL-EQUIPPED KITCHEN & A FORMAL DINING ROOM
- FOUR BEDROOMS, A SHOWER ROOM & A WC
- GENEROUS SIZE GARDEN - FULLY ENCLOSED FOR PRIVACY
- SUMMERHOUSE WITH ELECTRICS AND LIGHTING
- SOLAR PANELS PROVIDING ADDITIONAL INCOME VIA A FEED-IN-TARIFF
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

GROUND FLOOR



1ST 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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