



## 12 Birch Close, Oulton Broad

Guide Price £350,000 - £360,000

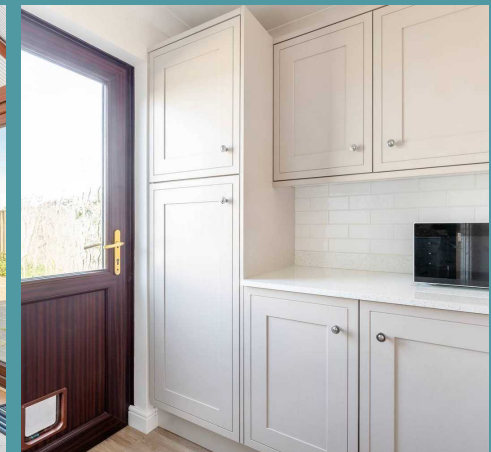
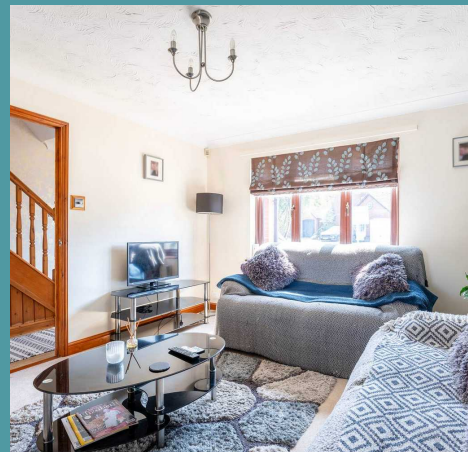
# 12 Birch Close

Oulton Broad, Lowestoft

Sitting proudly on a generous size corner plot, this comfortable and spacious three bedroom detached house presents a rare opportunity to secure a family home full of potential and character. With its practical layout, well-maintained garden, and convenient location, this property is sure to tick all the boxes for those seeking a modern lifestyle in a peaceful setting. Don't miss the chance to acquire this beautiful home.

## 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 as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.





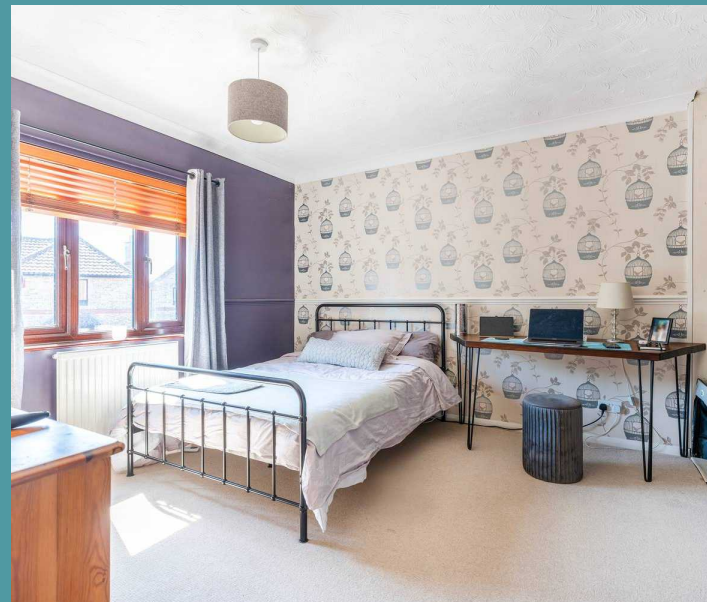
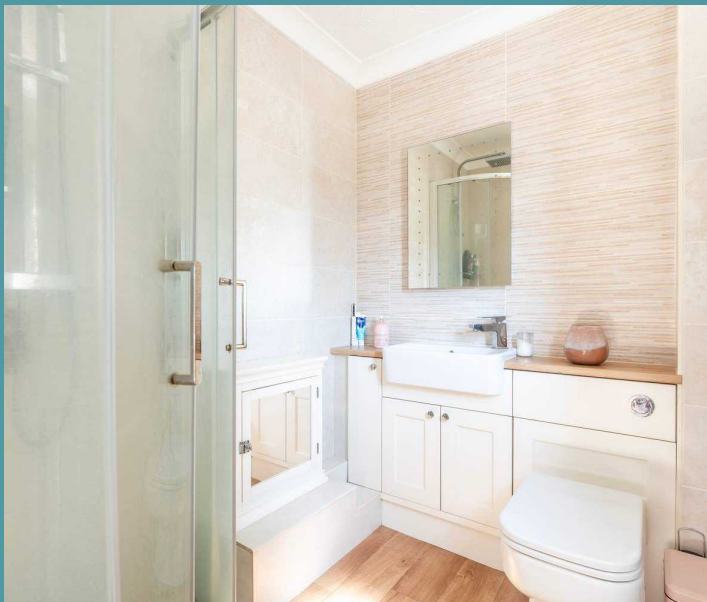
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Upon arrival is a delightful first impression to this detached residence, which continues to impress throughout. The brick-weave driveway greets you, providing off-road parking for all residents and guests, whilst the garage offers additional secure parking or storage options.

Step inside where you are greeted by a bright and welcoming entrance hall, setting the tone for whats to come. Immediately capturing your attention with its warm and inviting ambience is the sitting room, filled with an abundance of natural light. This well-presented space is perfect for showcasing your most comfortable furniture, to unwind and relax during the evenings.

At the heart of the home lies an open-plan kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with high quality units and integrated appliances, to enhance your cooking experience. Transitioning to the dining area, encouraging gatherings with loved ones. Complemented by a convenient WC and a functional utility room, for your additional storage and laundry essentials. One of the highlights of this residence is the wonderful conservatory that extends the living space, allowing you to enjoy the outdoors within the comfort of your own home.



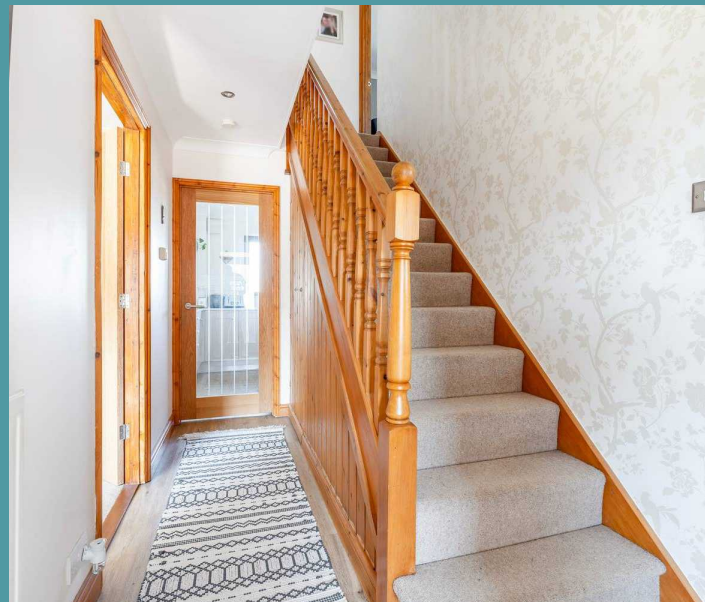
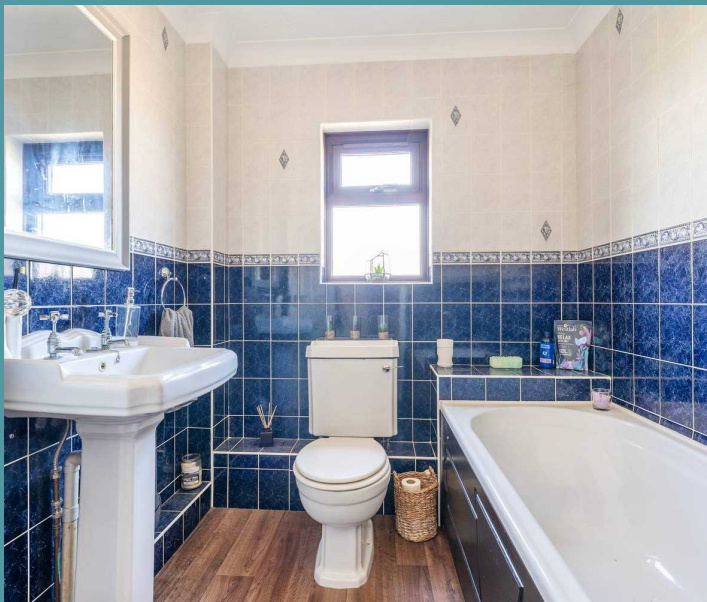


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Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. One of which has the versatility to be a dressing room, office or playroom, depending on your own requirements. The master bedroom flaunts a private ensuite, adding luxury yet convenient touch. The upper floor is completed with a bathroom, accommodating all residents in the household.

Towards the rear is an expansive garden, primarily laid to lawn, with a large patio area for your outdoor furniture during the summer months. This garden offers endless possibilities that can be tailored to individual preferences, including gardening, outdoor dining and entertainment. With the addition of a wooden summer house, ideal for storing your garden equipment, furniture and tools. Overall, it is fully enclosed so you can enjoy in seclusion.





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### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

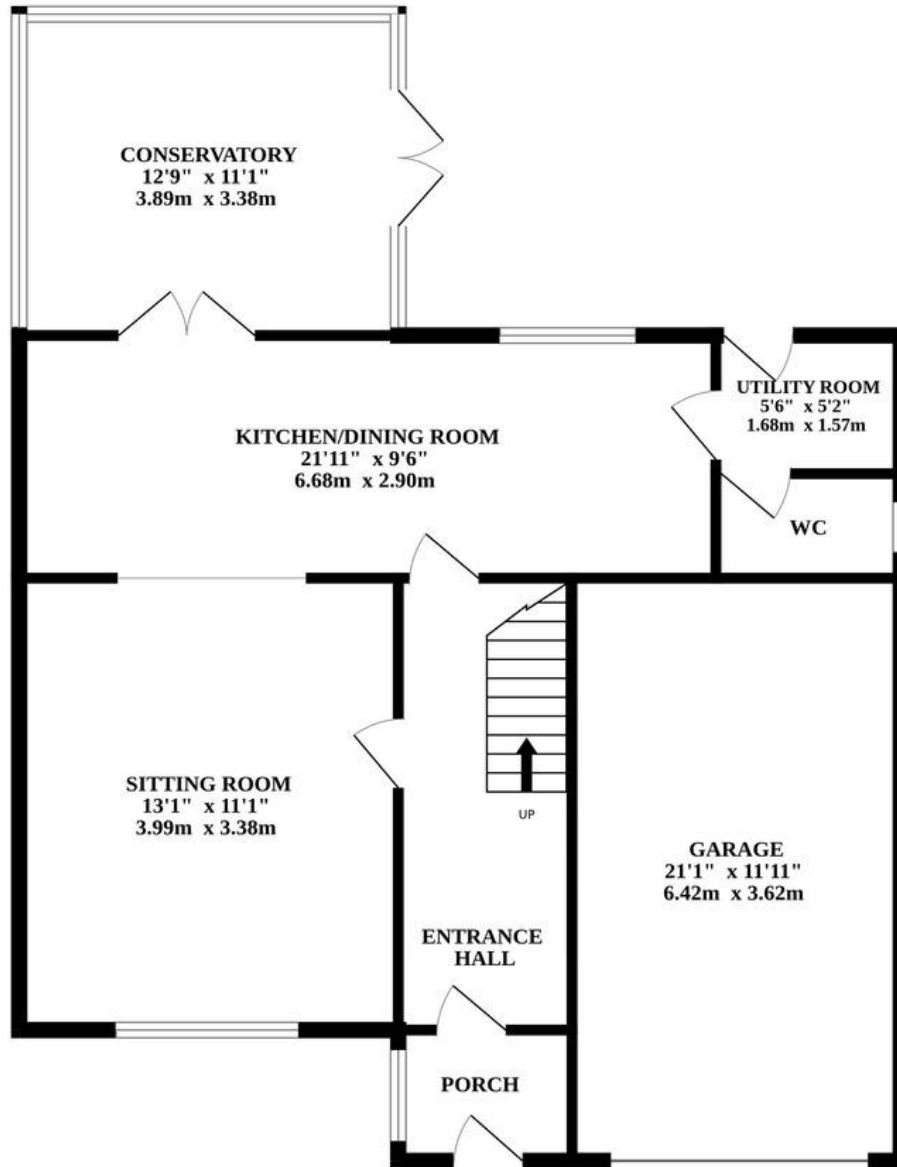
Heating system - Gas central heating.

Council Tax Band: D

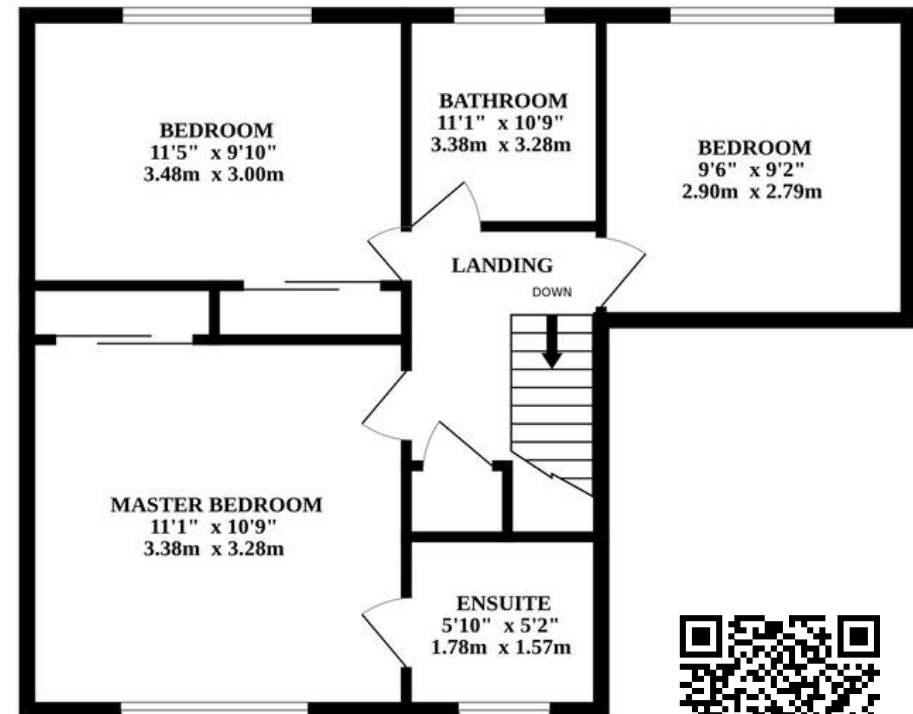
- REMARKABLE DETACHED RESIDENCE
- SITTING ON A GENEROUS SIZE CORNER PLOT - FULL OF POTENTIAL
- PERFECT FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- OPEN-PLAN KITCHEN/DINING ROOM - UTILITY ROOM & WC
- CONSERVATORY OFFERING GARDEN VIEWS
- THREE BEDROOMS & A BATHROOM - MASTER BEDROOM WITH A PRIVATE ENSUITE
- LARGE WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING AND 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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