



Lodge C, Marsh Road, Oulton Broad

£75,000 Leasehold

Tucked away in a tranquil development on the Broads, this well-presented 2-bedroom lodge offers a sanctuary in a prime waterside location with stunning panoramic views. The property, available for 12-month holiday usage, provides a peaceful respite for those seeking a retreat all year long. The lodge presents a harmonious blend of comfort, style, and natural beauty, making it a rare find for those seeking a peaceful retreat in a premium waterside location.

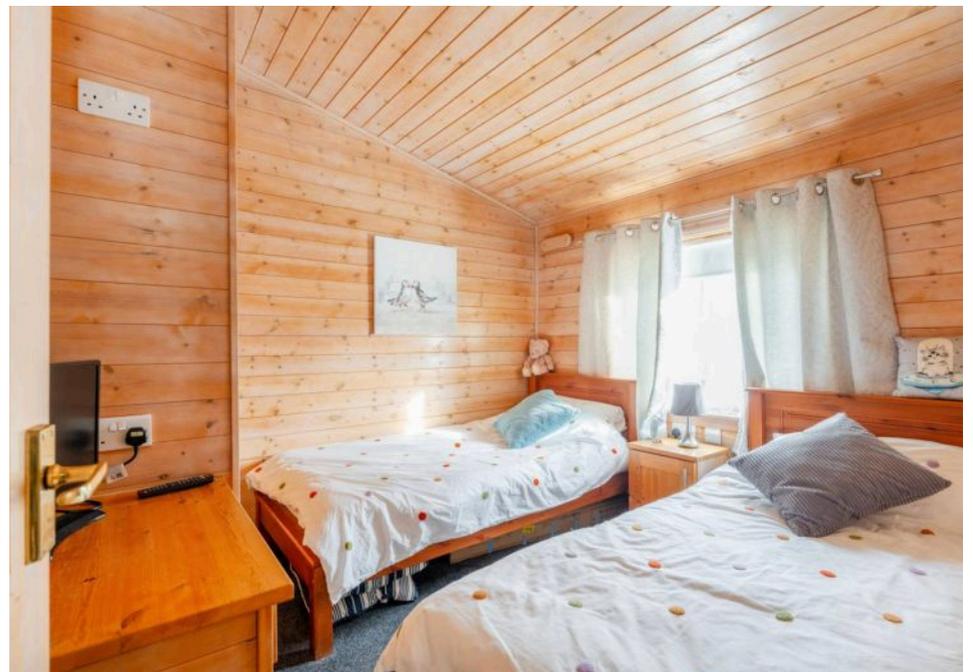
Location

Nestled in the sought-after area of Oulton Broad, Marsh Road offers a prime waterside location with breathtaking views and a peaceful atmosphere. Oulton Broad is a vibrant yet tranquil setting, known as the southern gateway to the Norfolk Broads National Park, offering scenic boat trips, picturesque walking trails, and a thriving community. The area is home to a variety of charming pubs, independent cafes, and restaurants, perfect for enjoying riverside dining. Excellent transport links, including Oulton Broad North and South railway stations, provide easy access to Norwich and Lowestoft, while the stunning Suffolk coastline is just a short drive away. Ideal for nature lovers, water sports enthusiasts, or those seeking a serene lifestyle with modern conveniences nearby, this location truly captures the best of Broadland living.



Marsh Road

Approaching the lodge, one is greeted by meticulously kept grounds leading up to well-presented lodge. Raised decking stairs lead up to the front door with a raised decking seating area, perfect for hosting and enjoying the picturesque surroundings.



Upon entering, the lodge boasts an open living space that seamlessly integrates the lounge, dining room, and well-equipped kitchen.

The inviting living room features plush carpeting and a cosy wood burner nestled in a striking fireplace. Moving through to the contemporary kitchen, one discovers a bright space with ample windows, complemented by a range of matching wall and base units, quality work surfaces, and modern appliances – catering to both function and style.

Adjoining the living room, the property offers two generously-sized bedrooms for ultimate comfort. To the rear left, the first bedroom presents itself as a tranquil retreat with a built-in storage cupboard, while the neighbouring second bedroom offers additional space and convenience with another storage solution.

Completing the accommodations, a newly installed bathroom awaits to provide a soothing space, perfect for unwinding after a day of leisure. Impeccably designed, the bathroom promises a refreshing experience in a contemporary setting.

Convenience is at the forefront with ample parking available for residents and guests. Additionally, the property's advantageous proximity to amenities and excellent transport links ensures effortless access to daily necessities and leisure options.

Agents Notes

We understand this property will be sold leasehold, with 94 years remaining on the lease.

Connected to mains water, electricity and drainage.

Council tax band - A

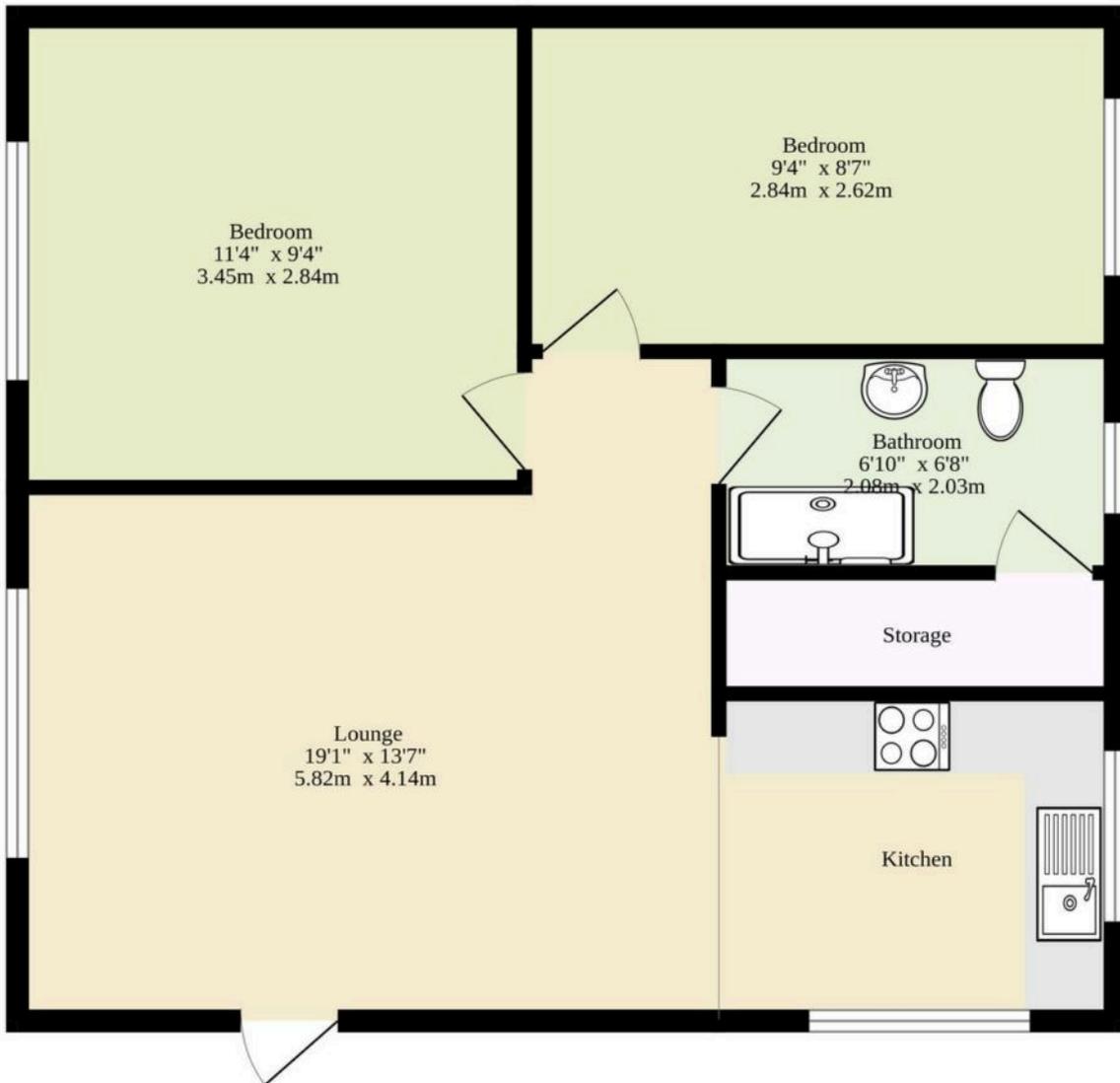
Ground rent - £7000 p/a

Council Tax band: A

Tenure: Leasehold



Ground Floor
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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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