



## 40 Elmhurst Avenue, Oulton Broad

Offers in Region of £300,000

# 40 Elmhurst Avenue

Oulton Broad, Lowestoft

This charming detached bungalow presents an exceptional opportunity for those seeking a comfortable and stylish home to downsize to. The property's graceful façade exudes a timeless appeal, inviting residents to experience a lifestyle filled with modern conveniences and relaxing spaces. Just a stone's throw from Everitt's National Park and Broads, residents have the opportunity to explore the natural beauty of the surrounding area, with a wide range of nearby amenities.

Council Tax band: C

Tenure: Freehold





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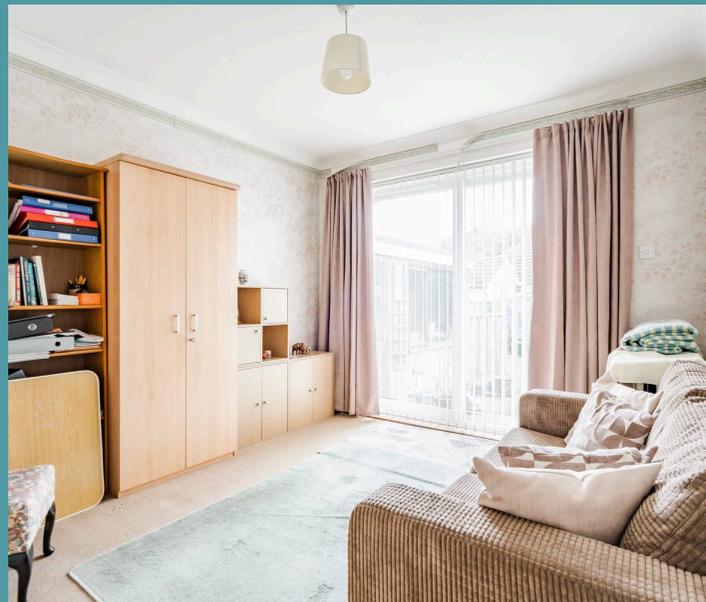
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### Location

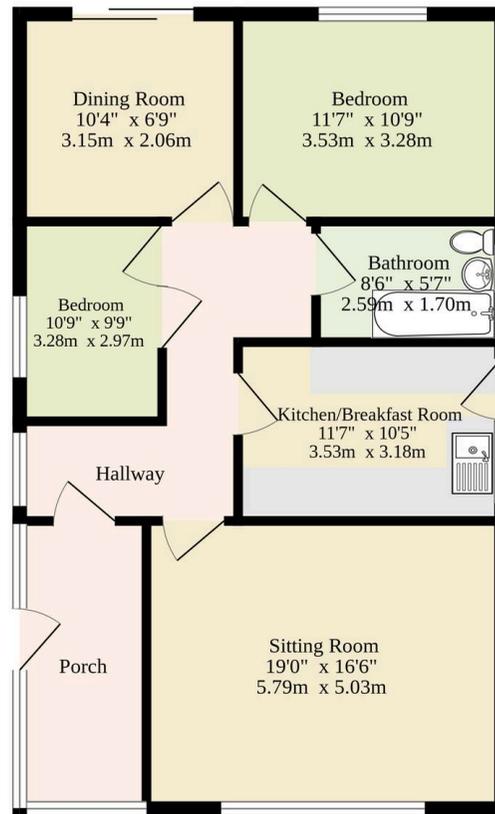
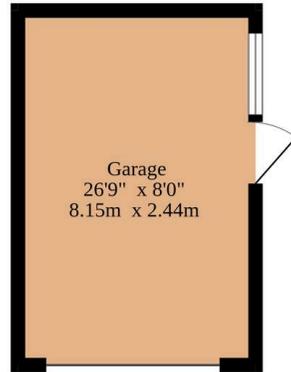
Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing, boating 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.

### Elmhurst Avenue

Upon entering the property, you are greeted by a bright and airy entrance hall. Positioned at the front of the residence is a spacious sitting room filled with an abundance of natural light through the large window. The warm ambience of this room



**Ground Floor**  
1226 sq.ft. (113.9 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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