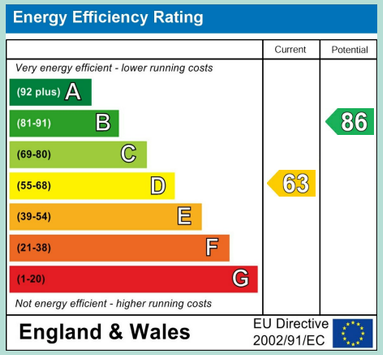
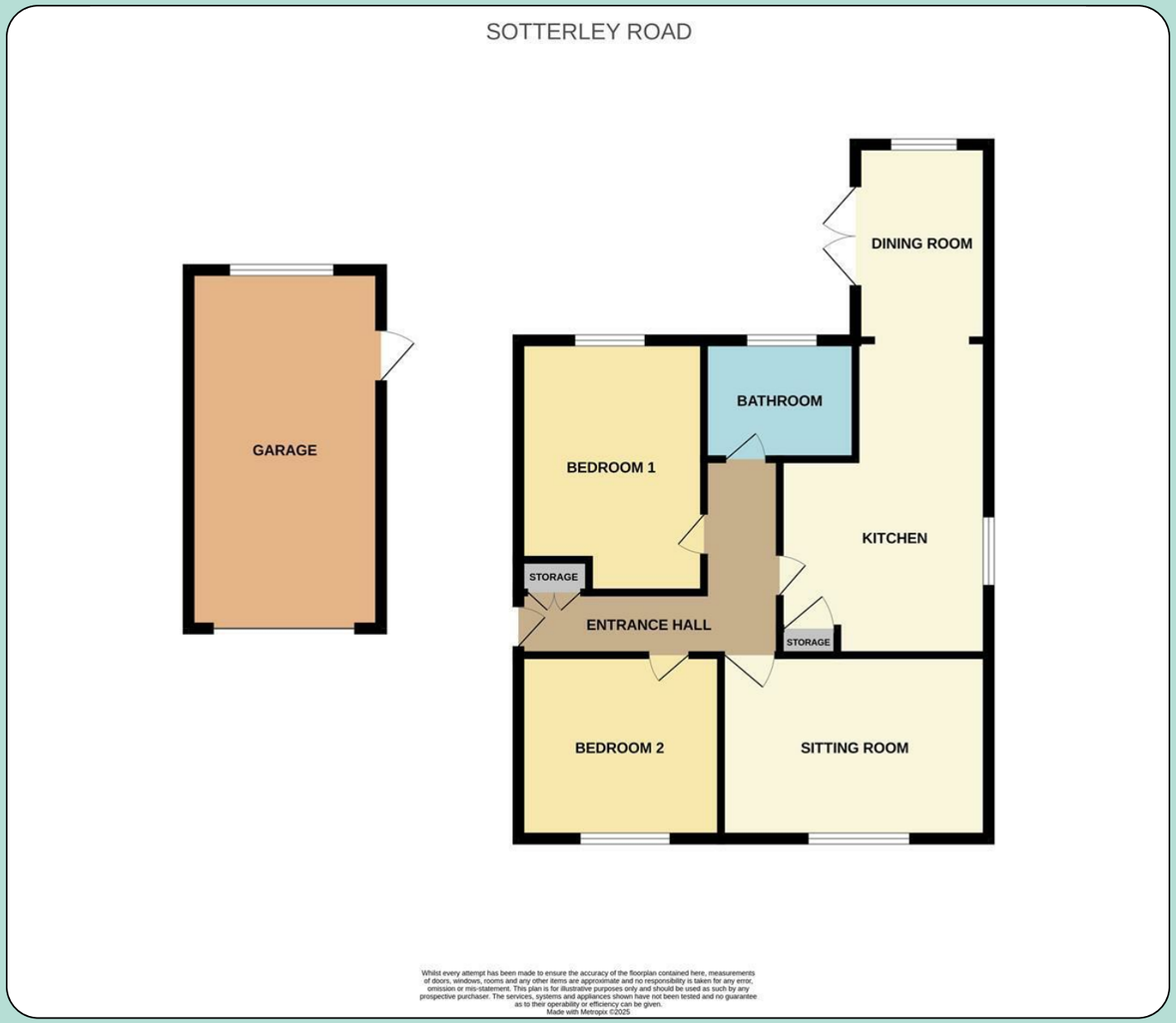
Tenure:
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council





Sotterley Road

Oulton Broad, NR32 4SE

- Detached bungalow
- Renovated throughout to an extremely high standard
- Open-plan kitchen/ breakfast room & dining room
- 2 double bedrooms
- Ready to move into
- Modern kitchen & bathroom
- Recently fitted gas combi boiler & full rewire
- West facing rear garden
- In a sought after location North Lowestoft
- Conveniently located for local amenities & shops

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Summary

Renovated to a high standard, this detached bungalow in sought-after Oulton Broad North is ready to move into. It features a modern kitchen and bathroom, a recently fitted gas combi boiler. The open-plan kitchen, breakfast, and dining area is perfect for entertaining, with French doors leading to the west-facing rear garden. There are two double bedrooms, a stylish bathroom, and a bright sitting room. Outside, a spacious driveway provides off-road parking, leading to a garage, while the landscaped rear garden offers a patio with a timber-framed pergola. Conveniently located near local amenities and shops.

Entrance Hall

Composite entrance door to the side aspect, LVT herringbone flooring, a large storage cupboard with double doors, loft access and doors opening to the sitting room, kitchen/diner, bedrooms 1-2 & the bathroom.

Sitting Room

4.21m x 3.36m
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Open-Plan Kitchen/ Breakfast Room & Dining Room

These rooms are seamlessly connected through a spacious archway, creating an open and inviting space perfect for socialising and entertaining.

Kitchen/ Breakfast Room

4.79m x 3.07m
LVT herringbone flooring, UPVC double glazed window to the side aspect, down lights, vertical radiator, built-in storage cupboard, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, inset ceramic hob, stainless steel extractor hood & double oven, space for a fridge-freezer & washing machine and an archway opening leads through to the dining room.

Dining Room

2.92m x 1.97m
LVT herringbone flooring, UPVC double glazed window to the rear aspect, down lights, radiator and UPVC French doors open to the rear garden.

Bedroom 1

3.65m x 2.55m
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

2.75m x 2.63m
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom

1.64m x 1.55m
Composite tile flooring, down lights, extractor fan, UPVC double glazed obscure window to the rear aspect, tiled walls, heated towel rail, suite comprises a toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower above with both hand-held & rainfall heads.

Outside

A spacious driveway offers off-road parking for multiple vehicles and leads to the garage. The front garden features a neatly laid lawn, and outdoor sockets are available for convenience. The main entrance door is located at the side, with gated access to the rear garden.

West-facing to enjoy the afternoon sun, the landscaped rear garden boasts a well-maintained lawn, raised planters with shingle and beds ready for personalisation, and a patio area complete with a timber-framed pergola - ideal for a covered seating space. Outdoor lighting enhances the ambiance, making it a perfect spot for relaxation or entertaining.

Garage

(5.92m x 2.50m)
Featuring an up-and-over front door, the garage includes a UPVC double-glazed window at the rear, power and lighting, and a UPVC access door to the side.

Application process

If you are interested in applying for this property there is a simple process

1) Submit an application form to the office
2) Upon successful application you will be asked to pay your holding deposit
3) Once references pass you will be asked to pay the remainder of your deposit, sign the agreement
4) Then we can move you into the property!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of at least 2.5x the rental amount.
*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.