



## 118 Hall Road

Oulton Broad, Lowestoft, NR32 3NW

Offers Over £155,000



\*\*\* STUNNING OULTON BROAD LOCATION \*\*\* This delightful 3 bedroom property is presented to an excellent standard throughout with the benefits of gas central heating and Upvc windows and doors. The extensive lawned garden is perfect for any family with the advantage of 2 modern sheds and a timber bar/summerhouse leading out to a patio seating area. All amenities are within walking distance including the railway station and Oulton Broad National park offering a full range of waterside walks and activities. Early Viewing Advised \*\*\* NO CHAIN \*\*\*



### Lounge 11'5" x 11'2" (3.48 x 3.42)

Laminate flooring, coved ceiling, Upvc window, power points, T.V point, radiator, feature fireplace with brick inset and tiled hearth.

### Inner Hallway

Laminate flooring, stairs off to the first floor.

### Dining Room 12'4" x 11'9" (3.76 x 3.59)

Laminate flooring, coved ceiling, picture rails, Upvc window, radiator, power points, T.V point, full length under stair cupboard, feature fireplace.

### Kitchen 9'9" x 6'3" (2.98 x 1.92)

Timber effect vinyl flooring, modern fitted kitchen units, extended roll top work surfaces, inset stainless steel oven with 4 burner ceramic hob, extraction cooker hood, tiled splash backs, power points, recess for white goods, round stainless steel sink with single drainer, Upvc window, Upvc door.

### Shower Room

Timber block flooring, shower suite comprising a fully tiled shower cubicle, wall mounted sink, tiled splash backs, radiator, Upvc window, part tiled walls, door leading to the W.C.

### W.C

Wood block flooring, low level W.C, Upvc window, radiator, wall mounted sink.

### First Floor

Small landing with fitted carpet, loft access leading to insulated loft space.

### Bedroom 1 13'0" x 11'6" (3.98 x 3.53 )

Laminate flooring, Upvc window, radiator, feature fireplace, power points.

### Bedroom 2 9'9" x 11'11" (2.99 x 3.64)

Laminate flooring, Upvc window, radiator, power points, full length storage cupboard, door leading to Bedroom 3.

### Bedroom 3 10'2" x 6'8" (3.12 x 2.04)

Fitted carpet, Upvc window, power points, radiator, coved ceiling.

### Outside To The Front

There is a small enclosed front garden with stairs leading up to the front door.

### Outside To The Rear

There is a fully enclosed courtyard garden with gateway to a shared footpath further leading to an extensive garden laid to lawn with substantially built summerhouse/bar leading out to a designated seating area. The gardens are all enclosed via high fencing.

### Services And Tenure

Freehold

Council Tax Band A

Mains Water And Drainage

Mains Electricity And Gas

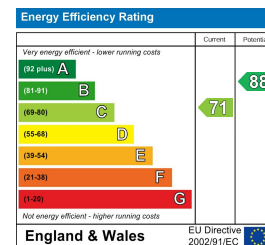
## Area Map



## Floor Plans



## Energy Efficiency Graph



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