

**Aldreds**  
Estate Agents



## Farm House 18 Whitton Close

Oulton Broad, Lowestoft, NR33 9RG

£495,000





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\*\*\* EXTENSIVE 6 BEDROOM 17th CENTURY CHARACTER HOME \*\*\* Aldreds are delighted to offer this stunning character home with extensive accommodation situated in this desirable South Oulton Broad location with over 1/2 acre of lawned gardens and woodland giving opportunities for extensions/further developments subject to appropriate planning permission. This superb family home offers versatile accommodation including a useful basement area, 3 large reception rooms, garden room, open plan kitchen/diner, utility area. To the first floor there are 6 bedrooms, 2 family bathrooms leading off a very impressive central galleried landing. The current owners have recently had the roof replaced. However internally some updating works are required and many of the original fixtures & fittings are still intact. The rear elevation of the property would lend itself as an 2 storey annexe for family, friends or holiday accommodation and the main house would simply make a brilliant family home. Viewing is strongly recommended to appreciate this 17th century grade 2 listed farmhouse, surrounding gardens & woodlands. No onward chain.

### Wide Entrance Hall

Galleried staircase leading up to first floor, radiator, high skirting boards, original picture rails, door leading to a downwards staircase which leads in to the basement.

### Basement

15'7" x 17'5" aprox (4.75 x 5.31 (4.76 x 5.32) aprox)

### Reception Room 1

17'2" x 15'7" (5.23 x 4.75 (5.24 x 4.74))

Fitted carpet, open fireplace, power points, original picture rails, high skirting boards, original covings, large aspect window, double doors leading to conservatory.

### Reception Room 2

17'5" x 15'9" (5.31 x 4.80)

Strip floor boarding, double aspect windows, open fire, original picture rails, power points.

### Inner Hallway

Fitted carpet, second staircase leading off to the first floor.

### Reception Room 3

26'7" x 16'0" (8.10 x 4.88)

Fitted carpet, double aspect windows, radiator, power points, brick fireplace, door leading to conservatory.

### Conservatory

17'11" x 12'9" (5.46 x 3.89 (5.47 x 3.88))

Ceramic tiled flooring, radiator, large aspect windows, door leading to rear garden.

### Kitchen

17'9" x 16'10" (5.41 x 5.13)

Stone flooring, range of fitted kitchen units, tiled splash backs, eye level oven, 4 burner gas hob, roll top work surfaces, double stainless steel sink, power points, large aspect windows, feature brick fireplace, purpose built bar, walk in pantry/cupboard.







#### Utility Room

16'6" x 12'5" (5.03 x 3.78)

Brick flooring, stainless steel sink, fitted base unit, power points, double aspect windows, radiator, door to rear garden.

#### Cloakroom

Brick flooring, low level W.C., tiled splash backs.

#### First Floor

Central galleried landing, radiator, power points, large aspect window.

#### Bedroom 1

17'11" x 16'8" (5.46 x 5.08)

Stripped floor boarding, double aspect windows, high skirting boards, original picture rails, power points.

#### Bedroom 2

18'6" x 16'2" (5.64 x 4.93)

Fitted carpet, double aspect windows, original picture rails, radiator, power points.

#### Bedroom 3

12'5" x 16'3" (3.78 x 4.95)

Stripped floor boarding, large aspect window, radiator, power points.

#### Bedroom 4

9'5" x 11'7" (2.87 x 3.53 (2.88 x 3.54))

Stripped floor boarding, power points, radiator, picture rails, window.

#### Bedroom 5

12'9" x 10'2" (3.89 x 3.10 (3.88 x 3.09))

Stripped floor boarding, picture rail, radiator, window.

#### Bedroom 6

16'6" x 12'5" (5.03 x 3.78)

Double aspect windows, power points.

#### En-Suite Bathroom

With fitted bathroom suite.

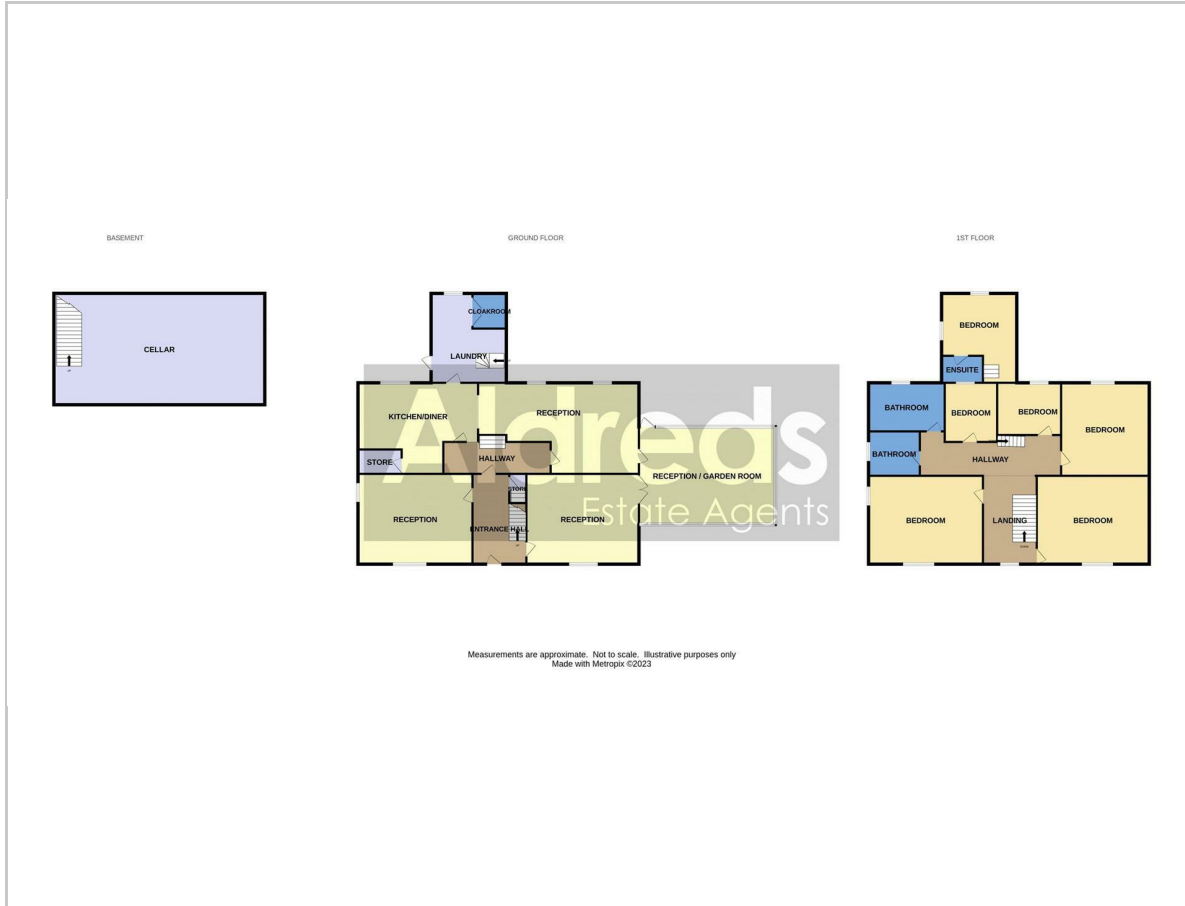
#### Outside

Outside to the front there are wrought iron gates leading to a long brickweave driveway providing ample off road parking for a variety of vehicles leading to a detached pitched roof double brick garage. Front gardens are laid to lawn with a full range of flower & shrub borders with various brick outbuildings. To the rear there is over 1/2 acre of lawned gardens with full range of flower & shrub borders, mature trees, outbuildings & green houses, central timber pergolas, all enclosed by high fencing. There are certainly possibilities subject to the appropriate planning permission for further development or extension on the original house.





## Floor Plan



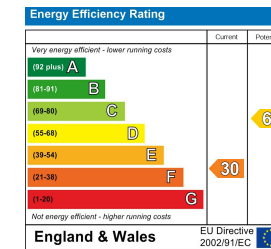
## Area Map



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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