

abbotFox



Oulton Broad, NR32  
£450,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this exceptional modern detached home, constructed just two years ago and significantly enhanced and improved by the current owners to create a stylish and highly functional home, ideally located within a sought after residential area in Oulton Broad.

The ground floor offers beautifully presented accommodation throughout, centred around a stunning open plan, kitchen, living dining area, filled with natural light and perfectly suited to both relaxation and entertaining. Thoughtfully designed to provide a contemporary open plan environment with ample room for family life and social gatherings, with direct access to the landscaped rear garden via bi-folding doors. The ground floor is completed with two generous bedrooms, one currently utilised as a dressing room, and a stylish shower room. Upstairs, the property continues to impress with two well proportioned bedrooms alongside a modern family bathroom.

Externally, the home enjoys a private and enclosed rear garden, ideal for outdoor dining and recreation, while the frontage provides off-road parking and enhances the property's attractive kerb appeal.

Situated close to local amenities, schools and transport links, and within easy reach of the beautiful Suffolk coastline, this turnkey home represents a rare opportunity to acquire a nearly new property that has already been, extended and upgraded to a high specification throughout. An internal viewing comes highly recommended.



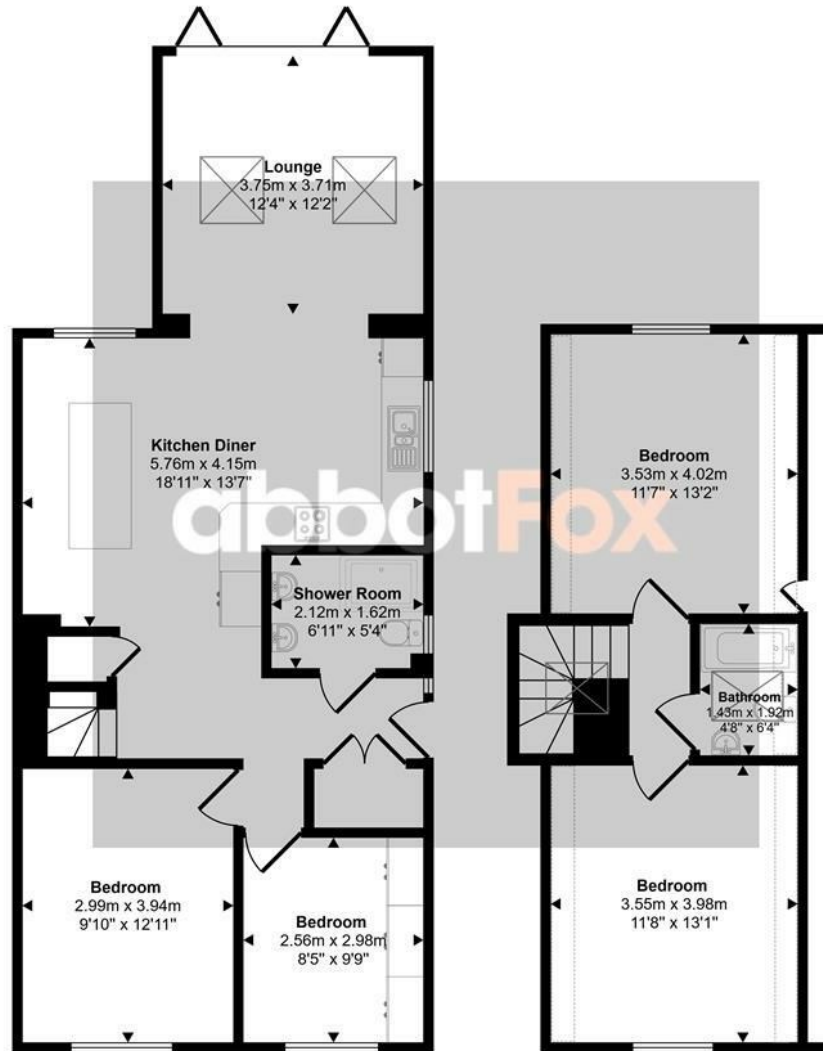




## THE HIGHLIGHTS \_\_\_\_\_

- Extended and improved detached home
- Stunning open plan living accommodation
- Four bedrooms
- Off road parking for several vehicles
- Landscaped, private rear gardens
- Convenient, yet peaceful location
- High quality finish throughout
- Viewing advised

Approx Gross Internal Area  
115 sq m / 1239 sq ft



Ground Floor  
Approx 73 sq m / 790 sq ft

First Floor  
Approx 42 sq m / 449 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING -

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