



BORROW ROAD, OULTON BROAD
£1,250,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BORROW ROAD, OULTON BROAD, SUFFOLK NR32 3PW

- An imposing and versatile Broadside residence
- Stunning, panoramic views out over Oulton Broad
- Landscaped grounds that extend to approximately 1.75 acres
- Extensive private mooring facilities and a 50ft dry boatshed with slipway and a newly replaced thatched roof
- Light filled open plan living areas leading out onto the substantial south facing terrace
- Contemporary breakfast kitchen
- Master Suite with large south facing balcony
- Generous guest bedroom with balcony and en-suite bathroom
- Double garage, double car port and extensive private parking
- Rail link to Norwich and London Liverpool Street
- No onward chain

A beautifully presented and much improved Broadside residence, occupying an elevated and commanding position on the banks of Oulton Broad, with spacious and versatile accommodation and breathtaking views.

The private and picturesque plot extends to approximately 1.75 acres with a 50ft long dry boathouse with a newly replaced thatched roof and slipway leading to the water's edge. Extensive concrete quay heading provides the facility to moor multiple boats and the landscaped grounds provide the perfect environment for entertaining with immaculate lawns, a raised south facing terrace and an extensive hosting area with covered seating, BBQ area and a substantial summer house/bar.

This imposing waterside property is approached via electronic double gates leading to a vast parking area, a generous double garage and a further car port.

The well proportioned and flexible accommodation consists of a light filled reception hall with a stunning statement double height bay window and spiral staircase.

The expansive multi-function living areas are south facing, flooded with light and all provide spectacular views. The breakfast/kitchen is another generous contemporary space with access out onto the sun terrace, and complemented by a utility room. The ground floor also offers a cloakroom and a study.

The first floor comprises the master bedroom with a large balcony with commanding views, served by an en-suite bathroom and dressing area. The substantial second bedroom has its own balcony and en-suite facilities and there are two further double bedrooms, shower room and cloakroom.

This exceptional and distinctive waterside property offers a breathtaking location within the highly regarded North Bay area of Oulton Broad, which pays host to a huge variety of waterborne activities including everything from paddle boarding to power boating and also offers access to the entire Norfolk Broads network and out to sea via Lowestoft and Lake Lothing.

The village itself offers a wealth of amenities and includes two railway stations with direct links to Norwich and then on to London Liverpool Street.

ACCOMMODATION

Entrance Hall: 18'10" x 13'2"

A spacious reception area with impressive semi-circular two storey high windows allowing light to flood into both the entrance hall and the first floor landing.

Staircase to first floor, laminate wooden floor, two radiators, spiral staircase

Cloakroom

Low level w/c, vanity wash basin, radiator, tiled floor, window to front aspect.

Study: 13'10" x 8'10"

Windows to front and side, laminate flooring, range of fitted storage units with a long fitted workstation. Radiator.





Kitchen/Breakfast Room: 21'3" x 16'11"

A light and airy contemporary space with far reaching views over the garden and the Broads beyond. Door out onto the south facing terrace. Extensive range of wall and floor mounted units under granite worktops. Double stainless steel sink unit with twin drainers. Built in wine fridge. Space for a large Rangemaster dual fuel range cooker with extractor hood. Plumbing for dishwasher, tiled floor. Down lighters, under floor heating.

Utility Room: 11'2" x 8'10"

Range of storage units, sink unit and drainer, plumbing for washing machine. Built in boiler cupboard, tiled floor, extractor fan, window and door to front aspect.

Dining Room: 27'3" x 10'11"

Impressive semi-circular picture window with panoramic Broad views and access out onto the terrace. Radiator, under floor heating.

Double doors to kitchen, open plan to:

Sitting Room: 16'10" x 13'9"

Picture window to rear, large stone fireplace housing a large wood burner, down lighters, two radiators.

Family Room: 21'9" x 16'10"

Sliding patio doors to rear leading out onto a covered south facing terrace with imposing views. Oak wooden floor, down lighters. Under floor heating.





FIRST FLOOR

Landing

Down lighters, two radiators, two built-in linen cupboards.

Cloakroom

Low level w/c, wash basin, window to front aspect.

Shower Room

Tiled shower enclosure, low level w/c, wash basin, down lighters, radiator, heated towel rail, window to side.

Master Bedroom: 13'2" x 12'11"

Sliding patio doors leading out onto a large south facing balcony with stunning views. Down lighters, two radiators.

En-Suite Dressing Room

Range of built in wardrobes with fitted dressing table and additional storage/shelving.

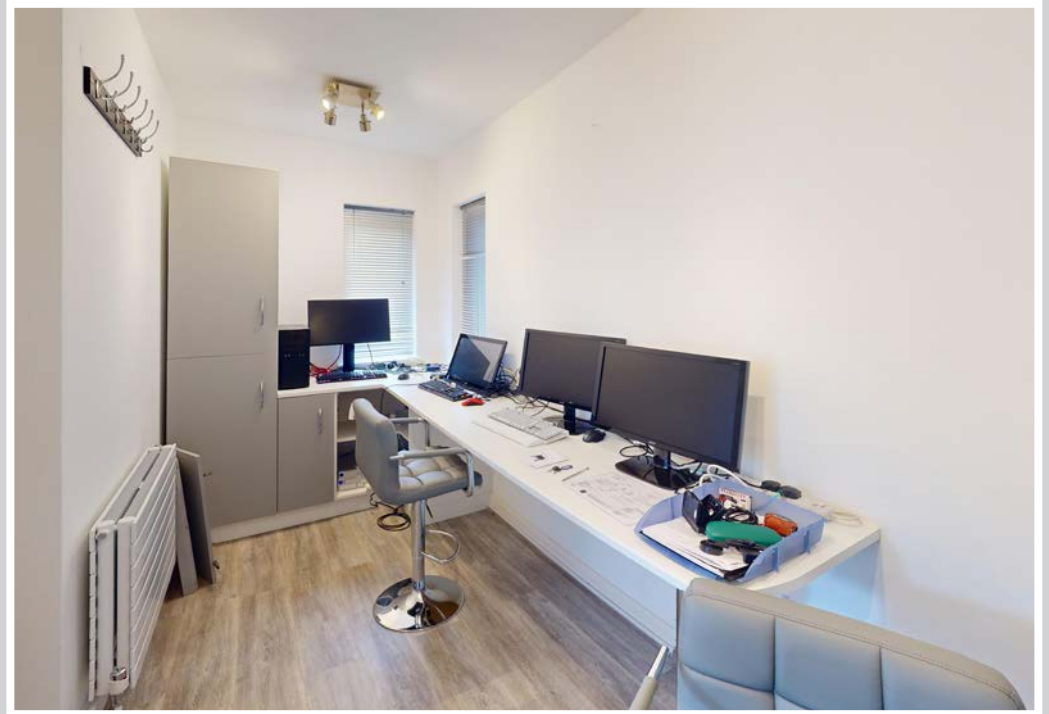
En-Suite Bathroom

Large bath with shower attachment and views out over the garden and Broad. Vanity wash basin, low level w/c, radiator, dual aspect, down lighters.

Bedroom 2: 21'9" x 16'10"

Sliding patio doors leading out onto a balcony which also enjoys a southerly aspect and far reaching views. Three radiators, down lighters.





En-Suite Bathroom

Panelled bath with shower attachment, low level w/c, wash basin, heated towel rail, window to front aspect.

Bedroom 3: 14'0" x 13'2"

Window to rear, views over the Broad, vanity wash basin, down lighters.

Bedroom 4: 10'10" x 7'4"

Window to side, radiator.

OUTSIDE

The property is approached via electric double gates that lead to a private driveway with access to a gravelled parking area and the **Double Garage: 27'11" x 17'5"** - polished concrete floor, light and power, electric roller door.

A second set of gates lead to the main house itself with a double bay cart lodge and an extensive additional parking area.

Overall the whole plots extends to approximately 1.75 acres with the majority set to the rear of the property enjoying incredible privacy, a southerly aspect and truly stunning views out over Oulton Broad.

The substantial, immaculately kept, tiered grounds offer a large, split level sun terrace, perfect for entertaining. Extensive lawned gardens with a variety of mature trees, shrubs and flowering borders. An impressive hosting area has been created with a large paved seating area, covered BBQ area and a **Summerhouse/Bar 15'5" x 10'7"**.

As the gardens meet the water a footbridge gives access onto a private island which is naturally screened from the Broad.





The property offers extensive quay headed frontage onto the Broad with capacity to moor several boats. A generous dock leads to a slipway which in turn leads to the **Boat House: 50'2" x 20'12"** of timber construction under a newly replaced thatch roof with dual sail lofts and an electric winch.

The waterside section of the grounds also offers a picturesque summerhouse and a raised sun terrace, both offering incredible vantage points from which to take in the simply magical views.

ADDITIONAL INFORMATION

Services: Mains gas, water and electricity.

Septic tank drainage.

Council tax rating: G.

Gas central heating.

Solar Panels.

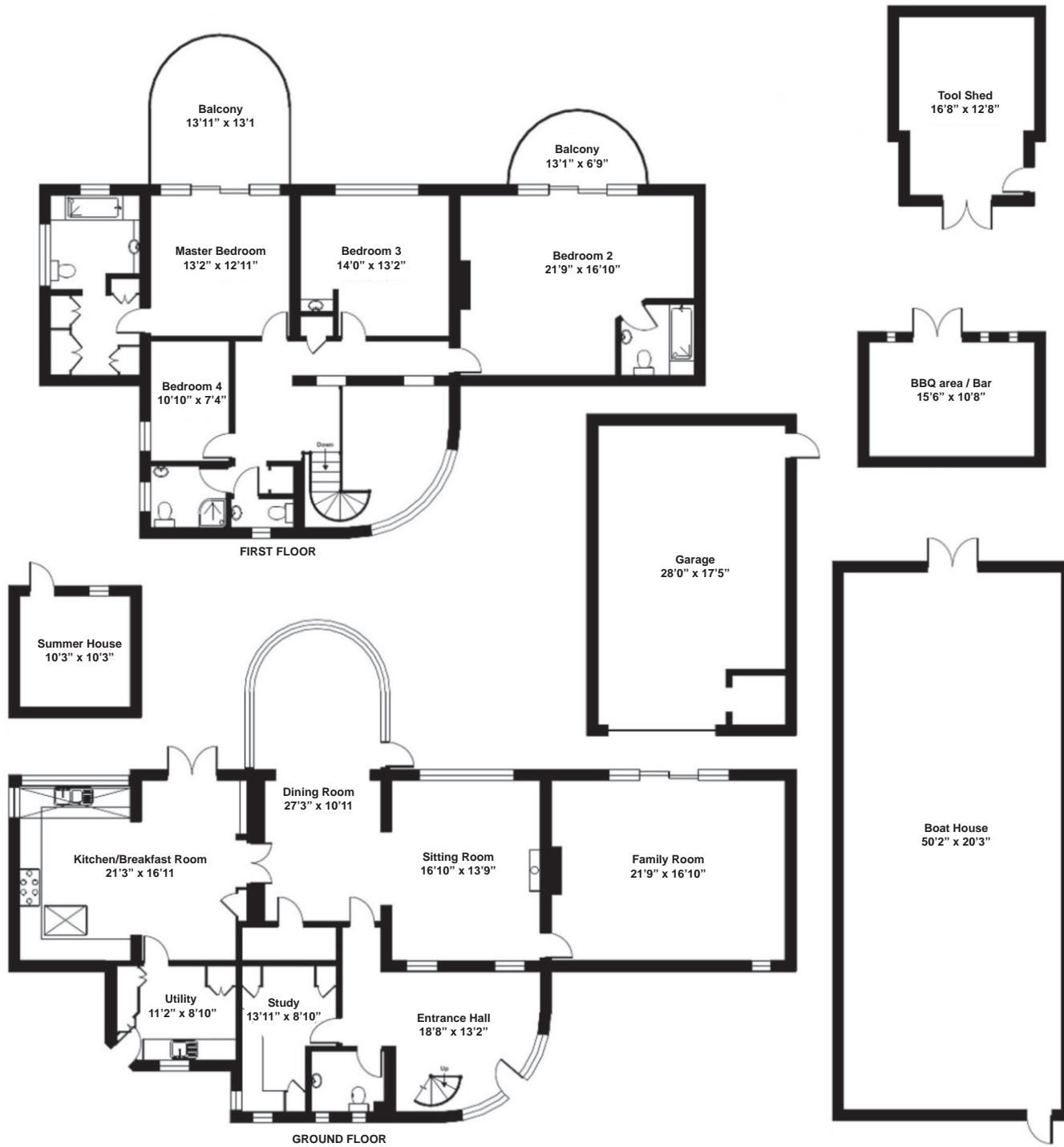
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.


All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com