



**31 Marlborough Road**  
Oulton Broad, Lowestoft, NR32 3BS  
Guide Price £220,000



# 31 Marlborough Road, Oulton Broad, Lowestoft, Suffolk, NR32 3BS

Nestled in the desirable area of Marlborough Road, Oulton Broad, this charming semi-detached house is ideally located in North Oulton Broad known for its scenic views and excellent recreational activities.

The house features two reception rooms and three well-proportioned bedrooms, providing a peaceful retreat for family members or guests. The bathroom is also conveniently located on the first floor, ensuring ease of access for all. The property benefits from gas radiator heating, ensuring a warm and inviting atmosphere throughout the colder months. Many of the surrounding properties have been extended, and No.31 would prove to be ideal for this.

One of the standout features of this home is the generous garden, which not only offers a lovely outdoor space for gardening or leisure but also holds the potential for creating rear access, adding further value to the property. Additionally, a garage is included, providing secure storage for vehicles or additional belongings.

In summary, this end-terrace house on Marlborough Road is a delightful blend of space, potential to extend, and location, making it a must-see for anyone looking to make a home in Lowestoft. Don't miss the chance to explore this wonderful property and envision the possibilities it holds.

## COVERED ENTRANCE

part glazed door and side window to:-

## ENTRANCE HALL

store cupboard under, radiator, telephone point, high level cupboard with electric meters.

## FRONT SITTING ROOM

with bay window, upvc double glazing, vertical blinds, radiator.

## DINING ROOM

feature electric log effect fire, double radiator, recessed and shelved area, light oak upvc double glazed double doors to rear lean to:-

## CONSERVATORY

with tiled floor, door to garden, access to:-

## UTILITY ROOM

with plumbing for automatic washing machine, Baxi gas boiler heating domestic hot water and radiator heating system.

## MODERN FITTED KITCHEN

in a range of maplewood effect fronted units, single drainer sink, 4 burner ceramic hob, tiled splashback, double radiator, upvc double glazed window.

## STAIRS TO FIRST FLOOR AND LANDING

access to roof void.





#### **BEDROOM 1**

upvc double glazed window, double radiator, fitted airing cupboard with copper cylinder, slatted shelving, picture rail.

#### **BEDROOM 2**

upvc double glazed window, radiator, picture rail.

#### **BEDROOM 3**

upvc double glazed window, radiator, picture rail.

#### **BATHROOM**

cased bath, hot and cold, Mira instant shower unit, pedestal washbasin, low level wc, extractor fan, radiator, upvc opaque glazed window.

#### **OUTSIDE**

To the front, good size paved garden with white pebble stones providing an attractive feature, brick pillars and gates to driveway providing more than ample off road parking. To the rear, single garage, good size rear garden divided into 2 parts laid to lawn with flower and shrub borders, rear gate providing access to rear unmade service road. Note: The property has potential for vehicular rear access if so required.



#### **SINGLE GARAGE**

of brick and felt construction with up and over and personal doors, inspection pit.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

B

#### **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

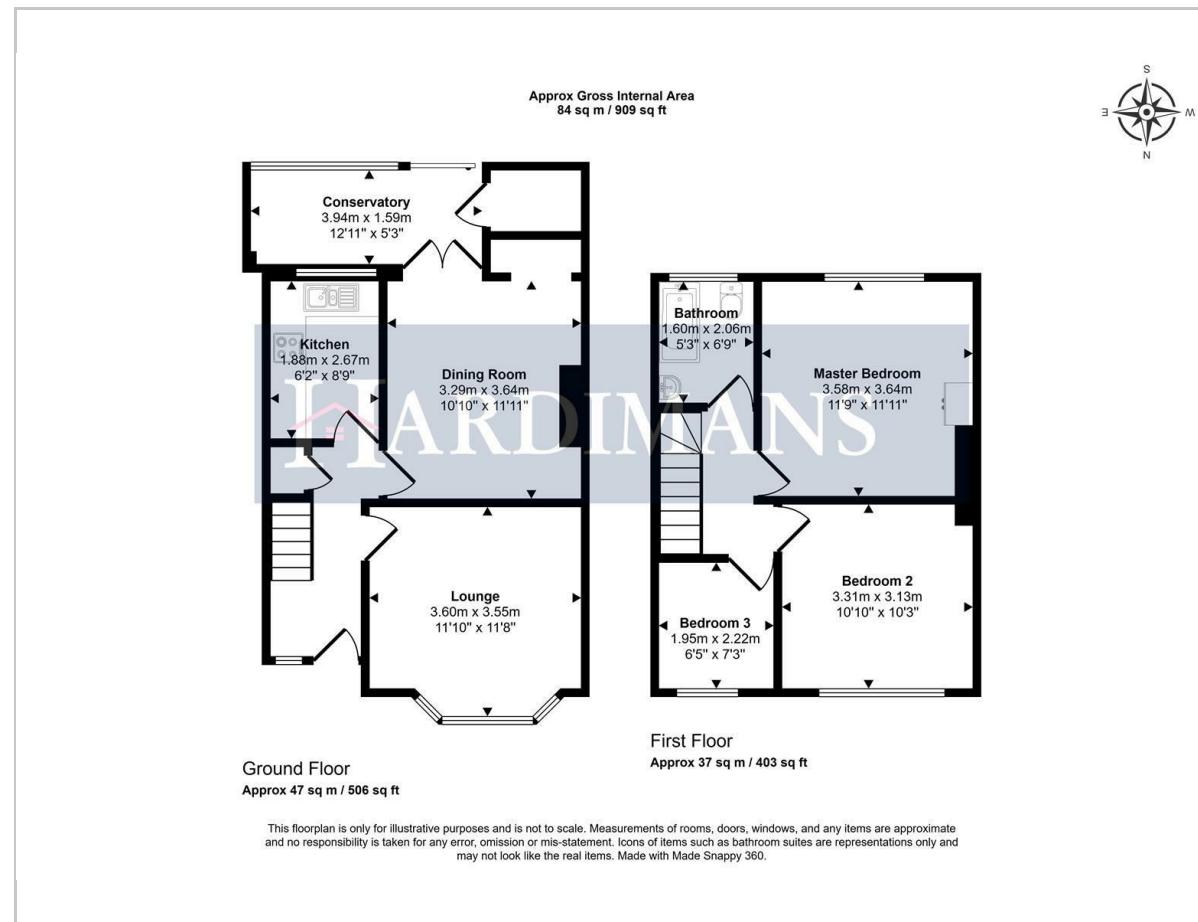
Flood Risk Info: Very low

\* Broadband: Ultrafast 10000 Mbps

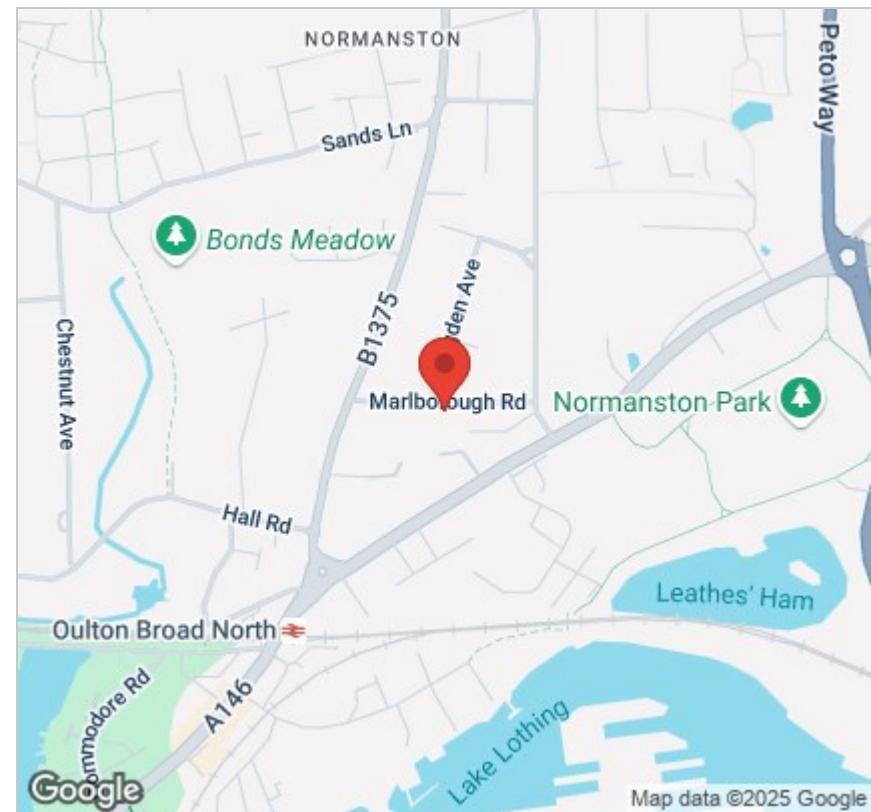
\* Mobile: EE, 02, THREE, VODAFONE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## Floor Plan



## Area Map



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

