



**7 Rowan Way**  
Oulton Broad, Lowestoft, NR33 8PT  
**£280,000**



# 7 Rowan Way, Oulton Broad, Lowestoft, Suffolk, NR33 8PT

Located in the desirable neighbourhood of Rowan Way, in South Oulton Broad, this delightful detached house has so much potential. Whilst already having a decent side extension providing a spacious dining room & cloakroom, many of the surrounding properties have been significantly enlarged to create fantastic family homes, and Number 7 is no exception. The spacious lounge is particularly inviting, with patio doors opening out to the lovely generous size gardens. In addition, the property has three well-proportioned bedrooms, a first floor bathroom, and a very handy downstairs cloakroom. Overall this home is ideal for those needing extra space.

With its brilliant location and spacious layout, it is sure to appeal to a variety of buyers looking for a family home in a desirable area. Don't miss the chance to make this charming house your new home.

## UPVC door to:-

### ENTRANCE PORCH

upvc double glazing, tiled floor, further glazed door to:-

### ENTRANCE HALL

laminate flooring, stairs to first floor, radiator, telephone point.



**SPACIOUS LOUNGE**  
with upvc double glazed window overlooking the front garden, vertical blinds, 2 radiators, attractive ornamental fireplace, double glazed sliding patio doors to rear garden.

**KITCHEN**  
fitted in a range of base and wall units, one and a half bowl sink unit, recess and plumbing for dishwasher and washing machine, gas cooker point, electric cooker panel, stainless steel extractor canopy, space for side by side fridge freezers, 2 useful built-in store cupboards, tiled floor, upvc double glazed window overlooking the rear garden, double doors to:-

**EXTENDED DINING ROOM**  
with radiator, high level window, rear upvc window and door to garden.

**DOWNSTAIRS CLOAKROOM**  
low level wc, washbasin, tiled floor, electric panel heater, upvc opaque glazed window.

**STAIRS TO FIRST FLOOR AND LANDING**

**MASTER BEDROOM**  
upvc double glazing, radiator, picture rail, access to roof void.



## **BEDROOM 2**

upvc double glazed window, radiator.

## **BEDROOM 3**

upvc double glazed window, radiator, built-in wardrobe cupboard also housing a Vaillant gas boiler heating domestic hot water and radiator heating system.

## **FAMILY BATHROOM**

cased bath, hot and cold, Triton shower unit, low level wc, pedestal washbasin, tiled walls, radiator, upvc opaque glazed window, inset ceiling spot lighting.

## **OUTSIDE**

To the front, gardens laid to lawn, established hedgerows and cordial and ornamental shrubs, concrete driveway leading to part integral garage. To the side, gate and pathway providing access to a good size rear garden laid mainly to lawn with well stocked flower and shrub borders, patio adjacent to the property, stepping stone pathway to a good size rear patio, brick pavers, timber summer house, to the alternate side of the property is a timber garden store.

## **PART INTEGRAL GARAGE**

timber doors.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

C

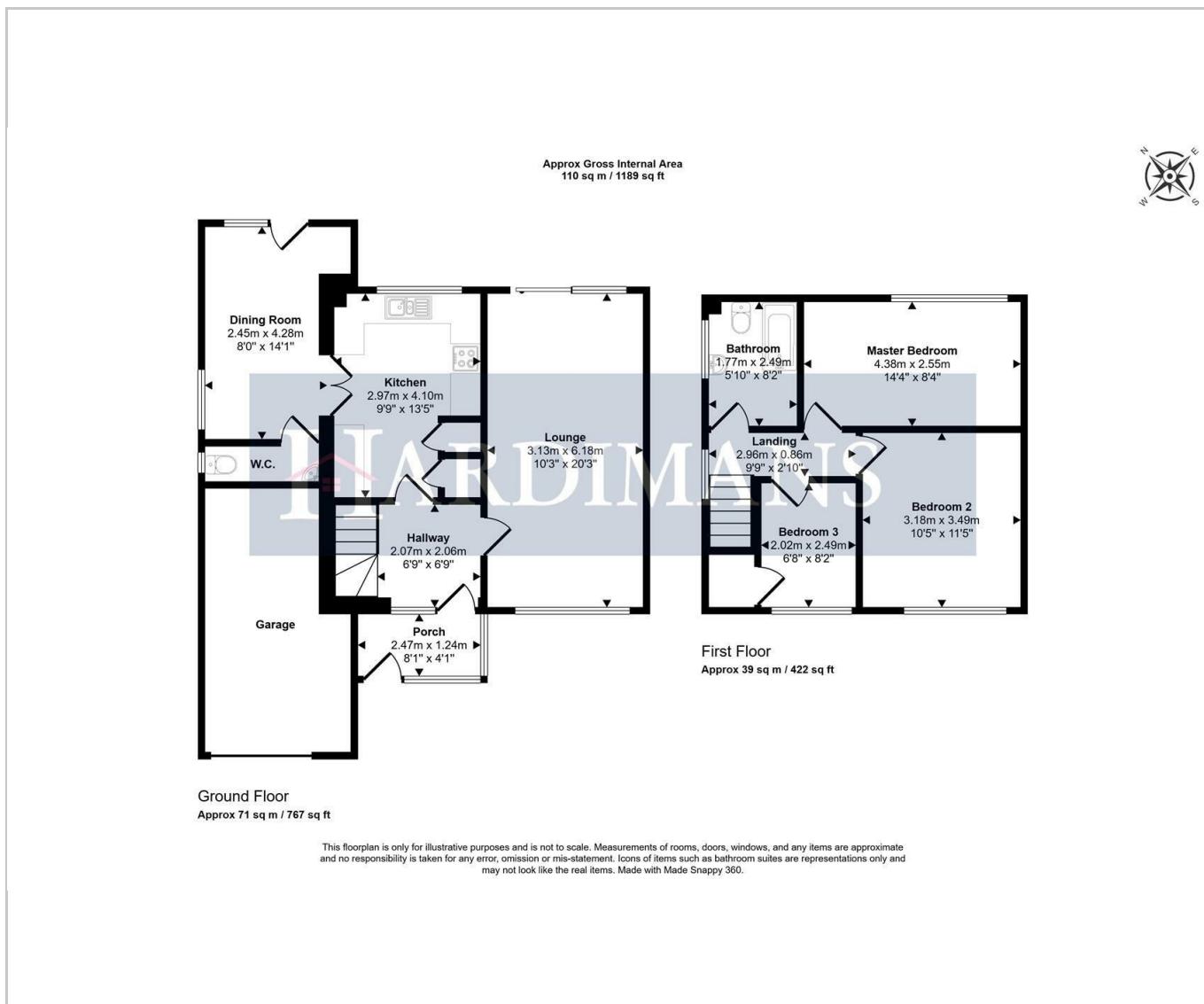
## **MATERIAL INFO**



This property has:  
Mains Gas, Electric, water & sewerage  
Flood Risk Info: Very low  
\* Broadband: No internet, if connected could achieve Ultrafast 10000mbps upload and download speeds.  
\* Mobile: Good mobile coverage, can get up to 5G as standard  
\* 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.

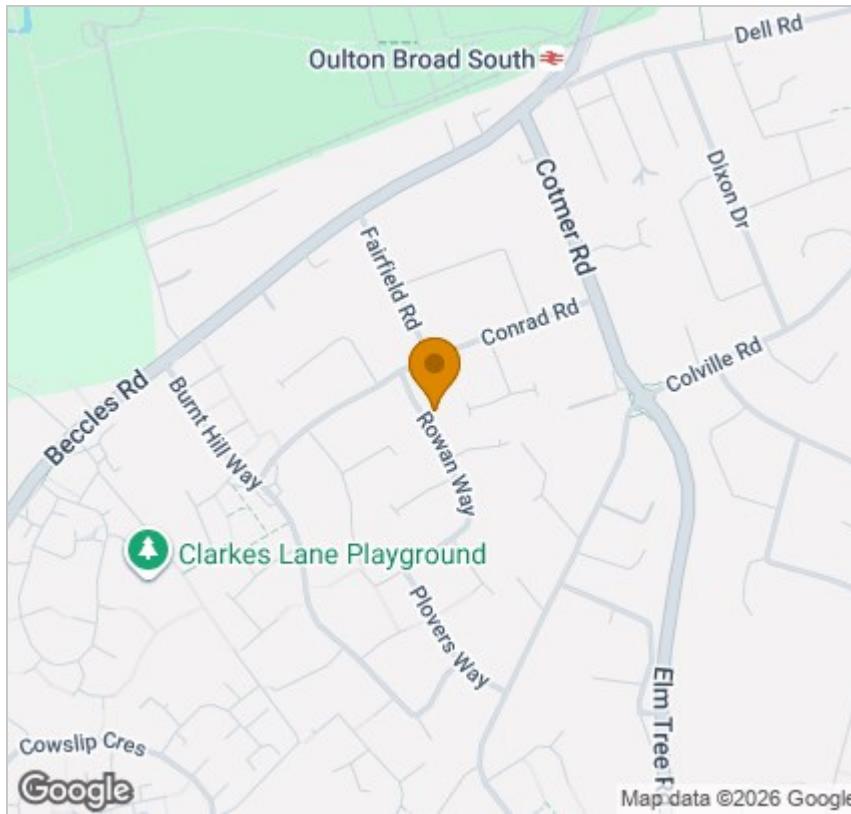


## Floor Plan

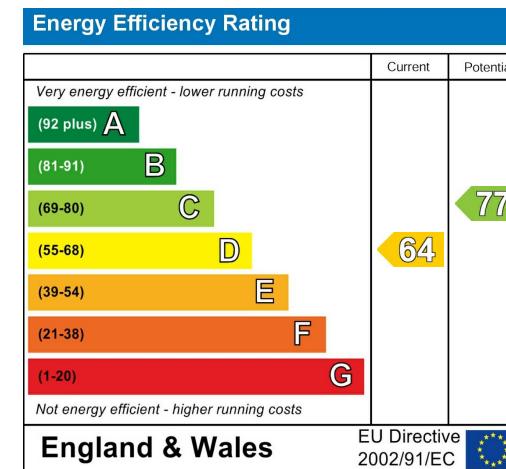


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## Area Map



## Energy Efficiency Graph



## 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.



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