

£325,000
Offers In Excess Of



Sands Lane

Oulton, NR32 3EX

- Extended family home
- Located in a sought after area in Oulton
- 3/4 separate bedrooms
- Feature fireplace & multi fuel burner
- Conservatory
- Ground floor ensuite bathroom with roll top bath & separate shower
- UPVC double glazing
- Gas central heating
- Off road parking
- Garage

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Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance hall

Composite entrance door, laminate flooring, UPVC double glazed window to the side aspect, radiator, a door opens to the sitting room and stairs lead up to the first floor landing.

Sitting room

4.90 x 3.49

Karndean flooring, UPVC double glazed bay window to the front aspect, radiator, feature multi fuel burner set into a brick surround and a door opens to the dining room.

Dining room

2.75 x 2.58

Karndean flooring, radiator, an opening leads through to the dining room, another opening leads through to the kitchen and double doors open to bedroom 4/ reception room.

Snug

2.90 x 2.07

Karndean flooring, radiator, a door opens to the rear garden and double doors open to the conservatory.

Conservatory

3.51 max x 3.09 max

Laminate flooring, UPVC double glazed windows, insulated roof and a radiator.

Kitchen

3.02 x 2.59

Tile flooring, UPVC double glazed window to the rear aspect, down lights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, inset electric hob, stainless steel extractor hood, built in double oven, spaces for a fridge freezer, dishwasher & washing machine and an opening leads through to a walk-in pantry.

Bedroom 4/Reception room

4.53 x 4.31

Fitted carpet, UPVC double glazed window to the side aspect, radiator, built in wardrobes, French doors open to the rear garden and a door opens into the en-suite bathroom.





En-suite bathroom

4.53 x 1.79

Laminate flooring, UPVC double glazed obscure window to the front aspect, radiator, heated towel rail, suite comprises of a toilet, pedestal wash basin with hot & cold taps, a freestanding roll top bath with a mixer tap & a hand held shower attachment and a mains fed shower with both hand held & rainfall heads set into a cubicle enclosure.

Stairs lead to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors open to bedrooms 1-3 & the family shower room.



Bedroom 1

3.58 max x 3.35 max

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

4.29 x 2.60

Laminate flooring, UPVC double glazed window to the front aspect, gas combi boiler and a radiator.

Bedroom 3

2.63 x 2.07

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and an opening leads to a storage space.



Shower room

2.59 x 1.59

Tile flooring, x2 UPVC double glazed obscure windows to the side & rear aspect, down lights, extractor fan with light, heated towel rail, suite comprises of a toilet, a wash basin set into a vanity unit with hot & cold taps and a mains fed shower with a hand held attachment attachment set into a cubicle enclosure.

Outside

The front boasts a spacious driveway leading to a garage which has a UPVC double-glazed window, lighting and power points. Decorative plants and shrubs add to the curb appeal. The garden is enclosed by a brick wall surround & gated access is offered to the rear.

The rear garden consists of laid lawn, raised decking and mature shrubs along with various plants and flowers. Outdoor amenities include lighting, a water tap, a timber shed and a summer house. The summerhouse has an electric supply.



Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.





Tenure: Freehold
 Council Tax Band: D
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



22 SANDS LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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