

£270,000
Guide Price



Monckton Avenue

Oulton Broad, NR32 3EG

- Well presented semi-detached home
- Three bedrooms
- Bathroom, shower room & separate cloakroom
- Open plan layout
- Double glazing throughout
- South facing rear garden
- Gas central heating
- Tastefully décor throughout
- Conservatory/ utility space
- Sought after location in Oulton Broad

**PAUL
HUBBARD**



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

UPVC entrance doors to the front aspect, decorative tiles leading to laminate flooring, antique style radiator, cupboard housing gas meter & fuse board, doors open to the dining room, bathroom, under stair storage cupboards & the cloakroom and stairs lead up to the first floor landing.



Family room

3.69 x 3.34

UPVC double glazed bay window to the front aspect, laminate flooring throughout, radiator, a recessed chimney breast and an opening leading through to the dining room.



Dining Room

3.75 x 3.05

Laminate flooring, timber frame stained glass window to the side aspect, radiator, a recessed chimney breast and an opening leading through to the sitting room.

Sitting room

5.04 x 3.54

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, open fireplace and an opening leading through to the kitchen/breakfast room.



Kitchen/ Breakfast Room

4.59 x 2.68

Vinyl flooring, x3 UPVC double glazed windows to the rear & side aspect, x2 Velux windows, radiator, units above & below, tile splash backs, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built in oven, electric hob & extractor hood, integrated Bosch fridge, Neff dishwasher and French doors leading out to the rear garden.



Bathroom

3.17 x 1.93

Laminate flooring, timber frame stained glass window to the side aspect, UPVC double glazed window to the side aspect, radiator, part tiled walls, unit housing wall mounted gas boiler, freestanding bath tub with a mixer tap & hand held shower attachment and a door opening to the utility room.

Utility room

2.60 x 1.29

The current owners utilise this room as a utility space, yet its versatile layout makes it adaptable to various purposes. Consists of vinyl flooring, UPVC double glazed windows to the front, side & rear and space for a washing machine, tumble dryer and fridge freezer.



Cloakroom

1.07 x 0.70

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet and a wall mounted wash basin with hot & cold taps & tile splash backs.

Stairs leading to the first floor landing

Fitted carpet, wrought iron balustrade, UPVC double glazed obscure window to the side aspect, loft access and doors opening to bedrooms 1-3 and the shower room.



Bedroom 1

3.79 x 3.06

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

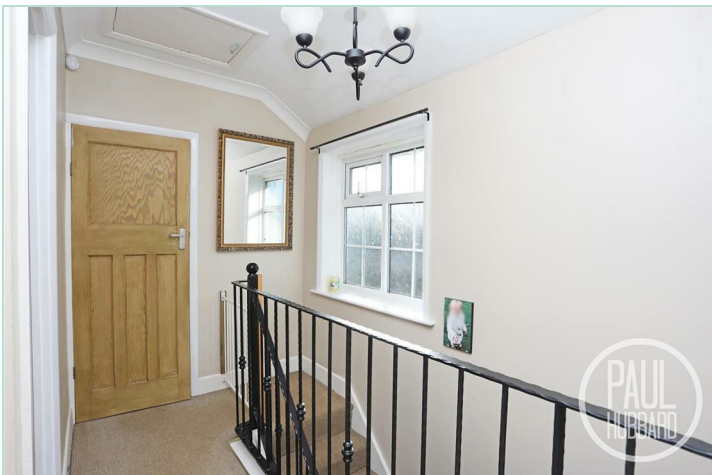
3.73 x 2.95

Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.

Bedroom 3

2.30 x 1.99

Vinyl flooring, UPVC double glazed window to the front aspect and a radiator.



Shower room

1.74 x 1.70

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, heated towel rail, suite comprises a toilet, corner wash basin set into a vanity unit with a mixer tap, tile splash backs and a mains fed shower set into a cubicle enclosure.





Outside

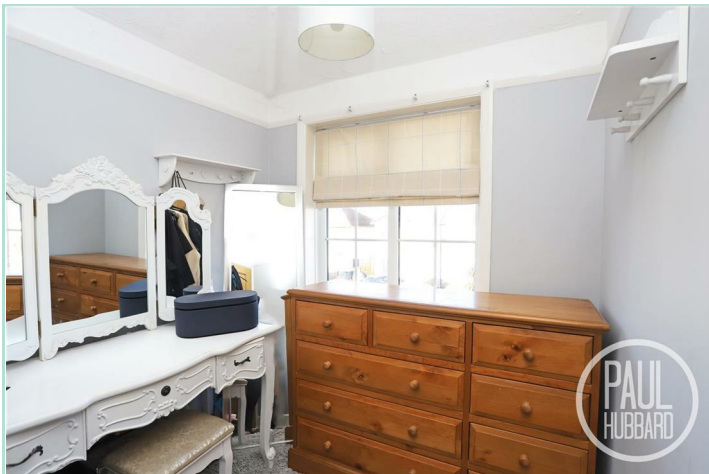
The front garden showcases a landscaped design, featuring low-maintenance brickweave paving bordered by neat plant and shrub arrangements. Access to the rear is provided through a timber gate.

At the rear, a recently installed sun terrace extends across the back of the house, accessible via double doors from the kitchen. The garden predominantly consists of a well-maintained lawn bordered by mature plant beds, shrubs, and fruit trees like apple and pear. A charming pergola adorned with climbing flowers creates a picturesque spot for outdoor gatherings, complementing a secondary paved patio/BBQ area. Towards the garden's end, a pond with a water feature enhances the ambiance, alongside a recently erected timber shed equipped with power and lighting. Additional features include a garden tap, outdoor lighting and waterproof sockets, all enclosed by panel fencing.



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. Call or email in today to arrange your free, no obligation quote.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.
 Made with Metropix ©2024

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.