

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£280,000
Asking Price



DUNSTON DRIVE
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.
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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Dunston Drive Oulton Broad, NR32 3BZ

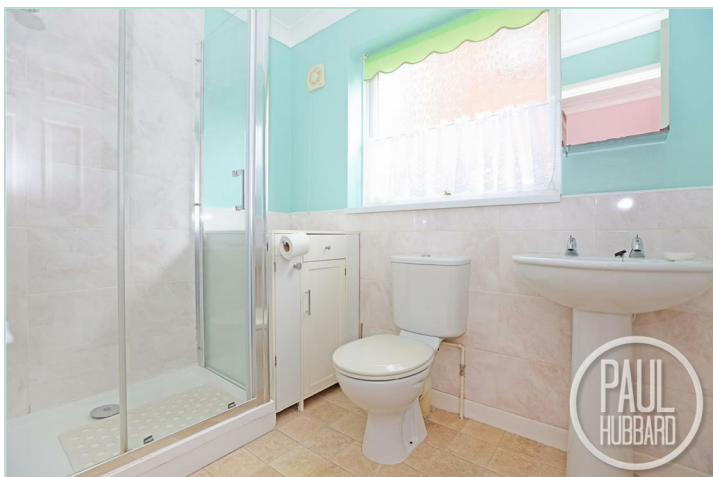
- Popular Oulton Broad location
- Detached bungalow
- 2 Double bedrooms
- Off road parking for multiple vehicles
- Well presented throughout
- Close to local amenities
- Brick built garage
- Front and rear gardens
- Sizeable kitchen/diner
- Separate entrance hall



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Location

This 2 bedroom detached bungalow is situated in the popular 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, cozy 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. So why not come and explore this little slice of paradise for yourself.

Entrance Hall

Entrance door and double glazed window to the side aspect, laminate flooring throughout, loft hatch and doors opening to the airing cupboard, kitchen/diner, sitting room, shower room and bedrooms 1-2.

Sitting Room

4.33m x 3.39m

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

Kitchen/Diner

3.88m x 3.15m

UPVC double windows to the side and rear aspects with door opening to the garden, laminate flooring throughout, part tile walls, a radiator, wall mounted gas boiler, base units with laminate work surfaces, stainless steel sink with drainer, extractor fan and space for appliances including a washing machine, tumble dryer, fridge/freezer and an oven.

Shower Room

2.27m x 1.64m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, heated towel rail, toilet, pedestal hand wash basin and an electric shower enclosed within a glass cubicle.

Bedroom 1

4.00m into bay x 3.00m

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

Bedroom 2

3.64m x 3.23m

UPVC double glazed bay window to the front aspect, laminate flooring throughout and a radiator.

Outside

Garage 5.16m x 2.60m

A brick built garage with up and over door to the front aspect, window to the rear aspect, light and power inside.

To the front of the property a pebbled garden and tarmac driveway with space for multiple vehicles which leads up to the main entrance door, garage and timber gate opening to the rear garden.

To the rear of the property a fully enclosed laid lawn garden with concrete pathway leading to a patio pathway housing a summerhouse and timber garden shed.

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.

