

£435,000
Asking Price



Fern Avenue

Oulton Broad, NR32 3JF

- Detached family home
- 5/6 Separate bedrooms
- Heaps of potential
- Full ownership solar panels
- Nestled in a cul de sac in the popular Oulton Broad
- Driveway with ample off road parking
- Spacious throughout
- South facing garden
- Double garage with workshop
- Multiple reception rooms





Location

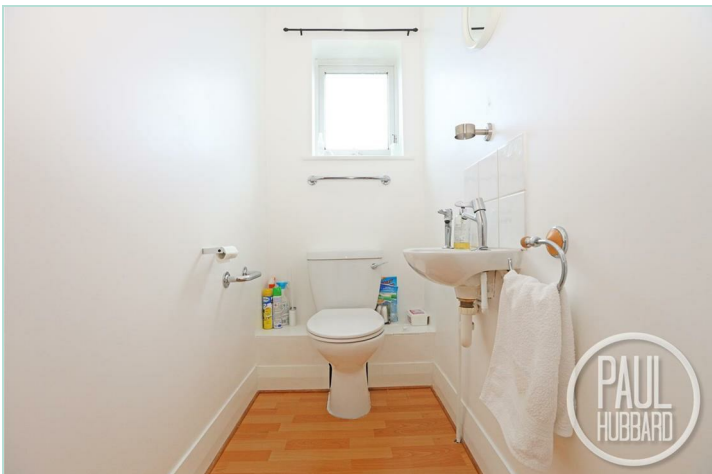
This 5 bedroom detached family home is situated within a cul de sac in the popular gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cozy coffee shops, and picturesque parks. With 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.



Porch

1.77m x 1.19m

UPVC double glazed entrance door and window to the side aspect, tile flooring throughout and a door opening into the entrance hall.



Entrance hall

Tile flooring throughout, x2 radiators, stairs leading to the first floor landing and doors opening to the workshop, multiple built in storage cupboards, a utility room, WC, kitchen/breakfast room, sitting room, dining room and bedroom 5.

Utility Room

2.45m x 3.74m

Currently being used as a utility space but has the potential to be converted into an additional bedroom, comprising of a UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, units above and below, laminate work surfaces, ceramic sink and space for appliances including a washing machine and fridge/freezer.



WC

0.98m x 1.78m

UPVC double glazed window to the side aspect, vinyl flooring throughout, wall mounted hand wash basin and a toilet.



Kitchen/Breakfast Room

3.94m x 4.44m

UPVC double glazed window to the rear aspect and door to the side aspect opening into the garden, vinyl flooring throughout, a radiator, tile walls, a selection of units above and below, laminate work surfaces, breakfast bar island, stainless steel sink with drainer, extractor fan, double oven, fridge/freezer, integrated dishwasher and microwave.

Sitting Room

3.94m x 8.45m

A sizeable reception room with UPVC double glazed windows to the side and rear aspects with sliding doors opening into the garden, carpet flooring throughout, x2 radiators, an open fire and an opening to the dining room.



Dining Room

3.56m x 3.88m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening back into the hallway.



Bedroom 5

2.48m x 2.79m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and Stizl lift which leads to the first floor bedroom 4/study room.

First Floor Landing

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, loft hatch with ladder and doors opening to bedrooms 1-4, a WC, shower room and built in storage cupboards which house the water tank for the air source heating.



WC

0.98m x 1.77m

UPVC double glazed window to the side aspect, laminate flooring throughout, wall mounted hand wash basin and a toilet.





Shower Room

1.61m x 4.22m

UPVC double glazed window to the side aspect, vinyl flooring throughout, a radiator, pedestal hand wash basin, built in dressing area and a mains fed shower enclosed within a glass cubicle.

Bedroom 1

3.95m x 7.87m

A sizeable master bedroom with x2 UPVC double glazed windows to the rear aspect, door to the ensuite, carpet flooring throughout, x2 radiators, doors and drawers opening to a selection of built in wardrobe and furniture.



Ensuite

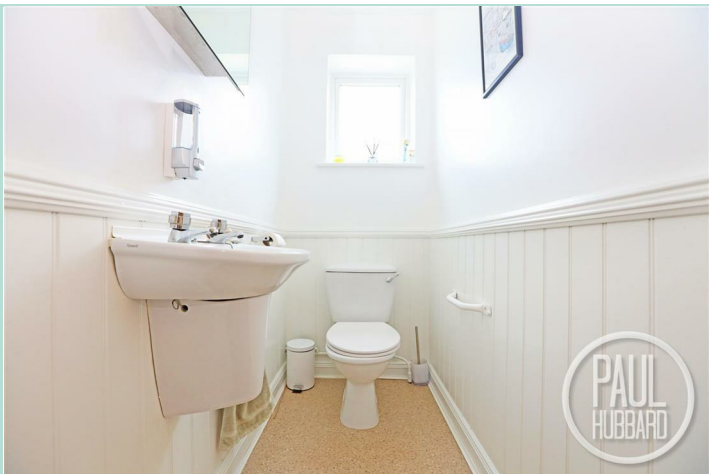
2.19m x 4.22m

UPVC double glazed window to the rear aspect, laminate flooring throughout, tile walls, a radiator, heated towel rail, toilet, pedestal hand wash basin, bath and a mains fed shower enclosed within a glass cubicle.

Bedroom 2

3.59m x 3.89m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and doors opening to built in wardrobes and drawers.



Bedroom 3

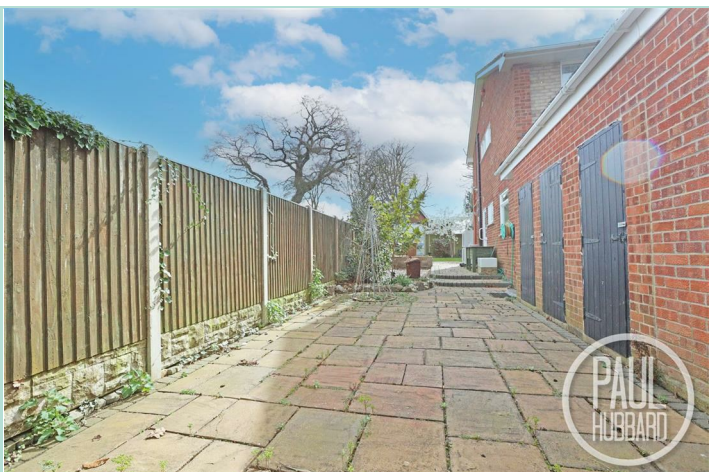
2.47m x 3.74m

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

Bedroom 4/Study

2.48m x 3.70m

Currently being used as a study but has the potential to be used as a 4th bedroom, comprising of a UPVC double glazed window to the front aspect, carpet flooring throughout, Stilz lift which leads to the ground floor and a radiator.



Workshop

3.73m x 3.49m

Located just off of the back of the garage with door to the side aspect opening into the garden, carpet tile flooring, a selection of work surfaces and base units, plumbing in place for a washing machine and door opening to the double garage.





Double Garage

6.39m x 7.55m

UPVC double glazed window to the front aspect, x2 electric roller doors to the side aspect, light and power inside.

Outside

To the front of the property an ample driveway with off road parking for multiple vehicles which leads up to a double garage, entrance porch and a patio and shingle front garden.

To the rear of the property a spacious south facing laid lawn and patio garden with greenhouse, selection of mature trees and shrubs which sweep round to the side aspect to and an additional patio and pebbled area with timber garden shed, access to the workshop and additional built in storage outhouses.


Agent Note

This property is powered by air source heating and benefits from full ownership solar panels located on the back of the roof.

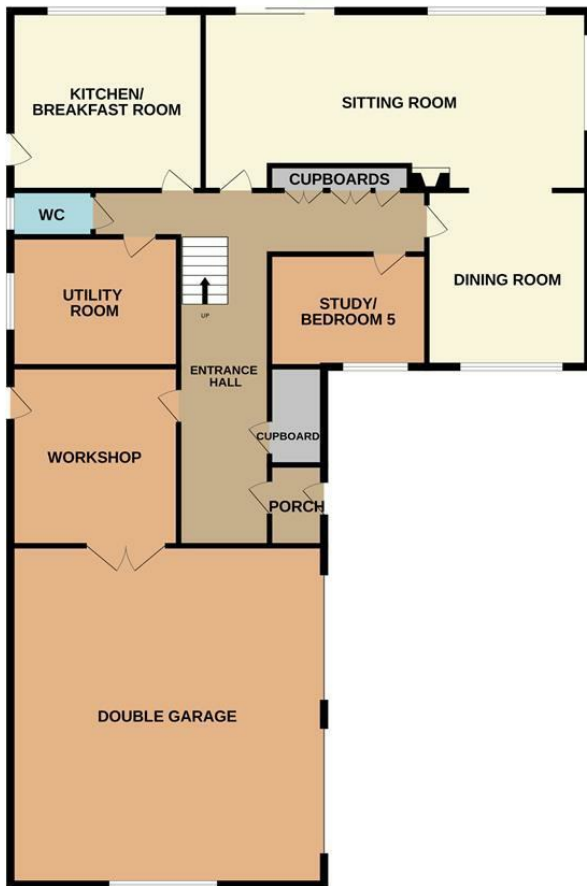
Financial Services

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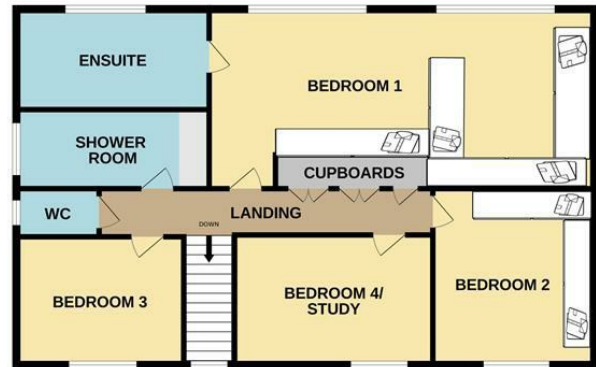
Tenure: Freehold
 Council Tax Band: F
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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
 1914 sq.ft. (177.8 sq.m.) approx.



1ST FLOOR
 1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2985 sq.ft. (277.3 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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