

£280,000
Offers Over



Kesgrave Drive

Oulton Broad, NR32 3EF

- Well presented detached bungalow
- Off road parking & garage
- 3 double bedrooms
- Porch entrance
- Modern kitchen & bathroom
- Spacious lounge/diner
- Oil central heating
- West facing rear garden
- Field views
- Sought after cul-de-sac





Summary

This well-presented detached bungalow features off-road parking, a garage, three double bedrooms, a porch entrance, modern kitchen and bathroom, a spacious lounge/diner and oil central heating. Enjoy direct access to the field, views at the front and a west-facing rear garden, all situated in a sought-after cul-de-sac in Oulton broad.

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!



Porch

1.24m x 0.91m
/ 4'1" x 3'0"

UPVC entrance door to the side aspect, fitted carpet, radiator, unit housing the fuse board and a door opening to the lounge/ diner.



Lounge/ diner

6.96m max x 4.32m max
/ 22'10" max x 14'2" max

Fitted carpet, x2 UPVC double glazed window & a UPVC double glazed bay window to the front aspect, radiator and a door opening to the hallway.

Hallway

Fitted carpet, radiator, loft access and doors opening to the kitchen, shower room & bedrooms 1-3.

Kitchen/ breakfast room

4.62m max x 2.84m max
/ 15'2" max x 9'4" max

Tile flooring, UPVC double glazed window to the side aspect, x2 storage cupboards (one of which houses the oil boiler), units above & below, laminate work surfaces, tiled walls, inset composite 1.5 sink & drainer with mixer tap, built in extractor hood, spaces for a double oven, washing machine, dishwasher & fridge freezer and a door opens to the garden.





Shower room

2.95m x 1.47m
/ 9'8" x 4'10"

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a walk-in mains fed shower with both rainfall & hand held heads.

Bedroom 1

3.81m x 3.35m
/ 12'6" x 11'0"

Fitted carpet, UPVC double glazed window to the side aspect, radiator, fitted wardrobes and a sliding door opening to the rear garden.



Bedroom 2

2.95m x 2.87m
/ 9'8" x 9'5"

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

Bedroom 3

2.95m x 2.92m
/ 9'8" x 9'7"

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



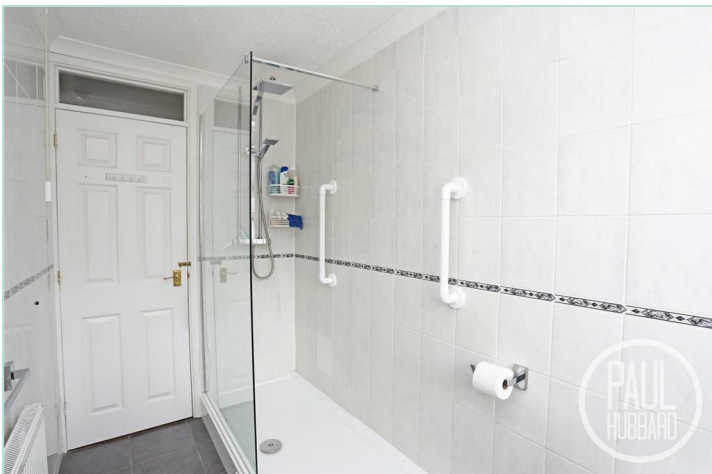
Outside

The front garden features a driveway and landscaped garden, with double gates opening to a side pathway, which leads to the garage and provides access to the main entrance door and rear garden.

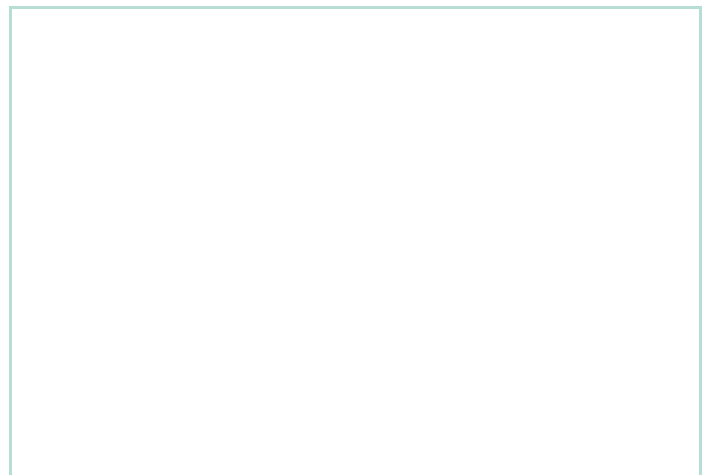
The rear garden is tiered and includes a patio area and laid lawn. It also features a timber storage shed, a door to the garage, and a gate providing access to the driveway.

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: E
 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
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



19, KESGRAVE DRIVE LOWESTOFT, SUFFOLK, NR32 3EF

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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