

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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£180,000  
 Guide Price



SOTTERLEY ROAD



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



**Sotterley Road**  
 Oulton Broad North, NR32 4SE

- Chain free
- 2 Double bedrooms
- Popular Oulton Broad North
- Walking distance to the local shops
- A great opportunity to put your own stamp on it
- Driveway with off road parking for multiple vehicles
- Garage
- Sizeable rear garden
- Open plan lounge/diner
- Detached bungalow



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### Location

This 2 bedroom detached bungalow is situated walking distance to the local shops in the heart of Oulton Broad North. A village which boasts 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!

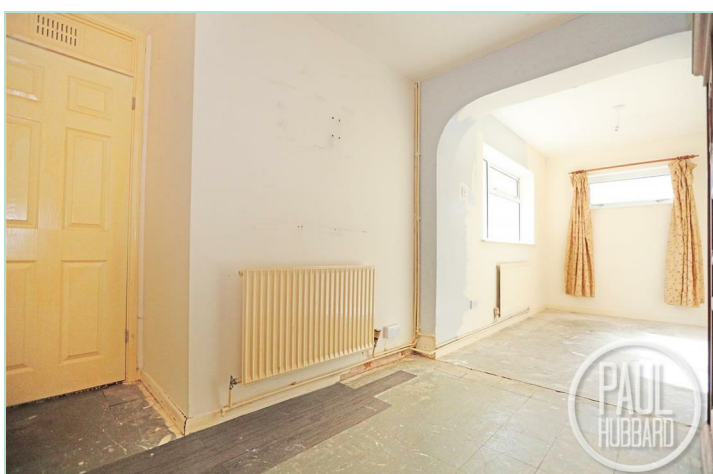


### Entrance Hall

Timber door to the side aspect, carpet flooring throughout, radiator, doors opening to the lounge/diner, kitchen, bathroom, bedrooms 1-2 and a fitted storage cupboard.

### Dining Area

2.80m x 2.80m  
UPVC double glazed window to the front aspect, vinyl flooring throughout, radiator and brick arch opening into the lounge.



### Lounge

4.10m x 3.30m  
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a gas feature fire within a brick surround.

### Kitchen

3.43m x 2.00m  
UPVC double glazed window and secondary entrance door opening to the side aspect, LVT flooring throughout, units above and below laminate worktops, part tile walls, composite sink and drainer with spaces for cooker, fridge freezer and washing machine. Serving hatch through to the lounge/diner and doors open to a built in cupboard which houses the gas boiler.

### Bathroom

1.79m x 1.70m  
UPVC double glazed window to the rear aspect, vinyl flooring throughout, radiator, toilet, pedestal wash basin and panel bath with electric shower above.



### Bedroom 1

3.78m max x 2.60m  
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 2/Garden Room

6.07m max x 2.73m  
A room which could be used as a second bedroom with extension or additional space for an open plan garden room, comprising of 2 x UPVC double glazed windows to the rear and side aspects, exposed flooring throughout and x2 radiators.

### Outside

To the front of the property a laid lawn garden boasts a mature feature hedging surround and a paved driveway with space for multiple vehicles which leads up to a brick built garage, gate to the rear garden and additional access round the right hand side of the property.

To the rear of the property is a paved walkway leading to a patio and pebbled seating area with feature sleeper border, timber pergola, door to the garage and a ready to turf garden area.

### 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.

