

£270,000  
Guide Price



## Higher Drive

Oulton Broad, NR32 3DA

- Well presented throughout
- 3 Separate bedrooms
- Off road parking for multiple vehicles
- Newly fitted gas combi boiler
- Sizeable rear garden
- Open plan kitchen/diner
- Cast iron log burner
- Newly fitted carpets on the first floor
- Close to local amenities
- Recently decorated throughout

**PAUL  
HUBBARD**



### Location

This 3 bedroom semi-detached property 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 to the front aspect, UPVC double glazed window to the side aspect, solid wood flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, under stairs storage cupboard and kitchen/diner.

### Sitting Room

3.45m into bay x 3.59m

UPVC double glazed bay window to the front aspect, solid wood flooring throughout, a radiator and cast iron log burner.



### Kitchen

4.76m max x 2.67m max

x2 UPVC double glazed windows to the rear and side aspect with door opening into the garden, laminate flooring throughout, opening to the dining room, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, double oven with gas hob top, integrated fridge and freezer, space for a washing machine and cupboard housing a newly fitted gas combi boiler.

### Dining Room

3.63m x 3.32m

UPVC double glazed French doors to the rear aspect opening into the garden, laminate flooring throughout, x2 radiators and picture rail.



### First Floor Landing

UPVC double glazed window to the side aspect, newly fitted carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-3.

Bathroom



### Bathroom

1.90m x 1.67m

UPVC double glazed window to the front aspect, laminate flooring throughout, tile walls, a radiator, toilet, pedestal hand wash basin and a bath shower attachment above.

### Bedroom 1

3.57m into bay x 3.59m

UPVC double glazed bay window to the front aspect, newly fitted carpet flooring throughout, a radiator, picture rail and doors opening into a built in cupboard and wardrobe.



### Bedroom 2

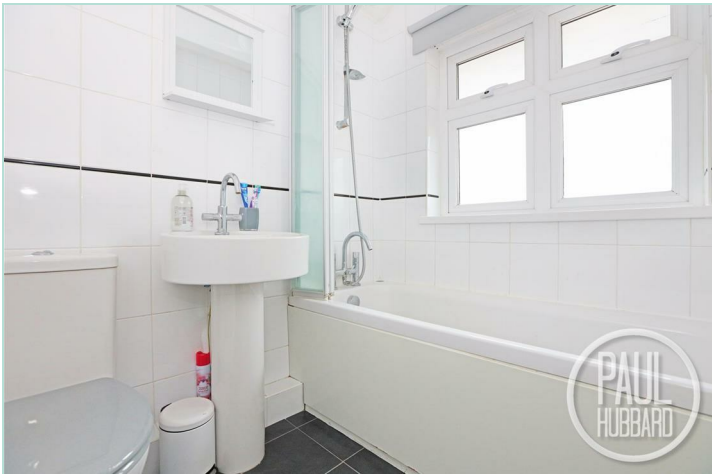
3.63m x 2.98m

UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout, a radiator and doors opening into a built in cupboard and wardrobe.

### Bedroom 3

2.47m x 1.93m

UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout, picture rail and a radiator.



### Outside

Garage 2.40 x 4.88m

Up and over door to the front aspect, door to the side aspect, light and power inside.

To the front of the property an easily maintained brick weave driveway with off road parking for multiple vehicles which leads up to the main entrance door and timber gate opening to the rear.

To the rear of the property a decked area leads up to a patio pathway to the garage and a sizeable laid lawn garden with raised patio seating area housing a timber garden shed.

There is also additional concreted area to the side aspect, ideal for storage and houses a log store.

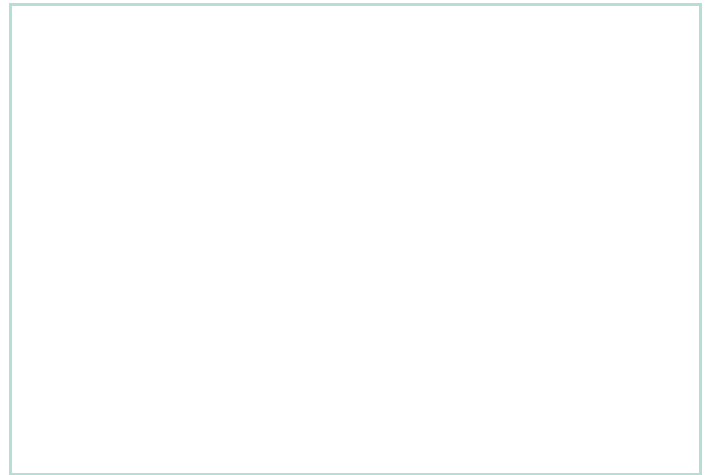


### Agent Note

This property has the potential to be sold as chain free, please enquire for more information.

### Financial Services





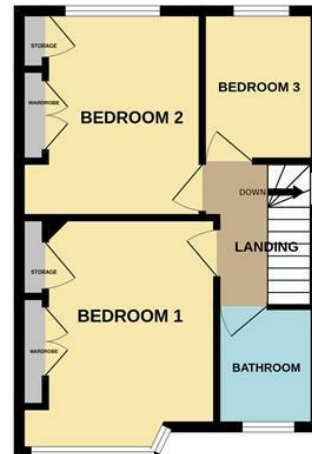
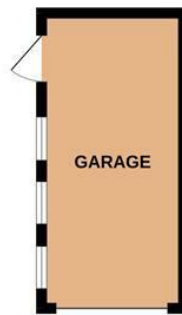
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto: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 for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements