

£375,000
Asking Price



Oulton Road Suffolk, NR32 4QW

- Detached bungalow
- 3 double bedrooms
- Completely renovated inside & out
- Tasteful modern decor throughout
- Master bedroom with en-suite shower room
- Off road parking at the front & rear
- Detached brick-built garage
- South facing rear garden
- Chain free
- Conveniently located nearby shops & amenities





Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance hall

Composite door to the front aspect, recessed door mat, a small step up to laminate flooring, radiator, loft access and doors opening to the sitting room, bedrooms 1-3, the family bathroom & kitchen/diner.

Sitting room

3.92 max x 3.64

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



Kitchen/ diner

5.66 x 3.44

Laminate flooring, x2 UPVC double glazed windows to the side aspect, down lights, feature wood panelled wall, units above & below, laminate work surfaces, tile splash backs, cupboard housing the gas boiler, stainless steel sink & mixer tap, built in oven, electric hob & stainless steel extractor hood, integrated fridge freezer, dishwasher, wine fridge & washing machine, bifolding doors open out to the South facing rear garden.



Bedroom 1

3.5 max x 3.64 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator, feature panelled wall and a door opening to the en-suite shower room.



En-suite

2.1 x 1.25

Tile flooring, UPVC double glazed window to the side aspect, down lights, extractor fan, heated towel rail, part tile walls & part feature wooden panelling, suite comprises a toilet & wash basin set into a vanity unit with a mixer tap and a mains fed shower with both handheld & rainfall heads, set into a cubicle enclosure.

Bedroom 2

3.93 x 3.64

Fitted carpet, UPVC double glazed window to the front aspect, feature panelled wall and a radiator.



Bedroom 3

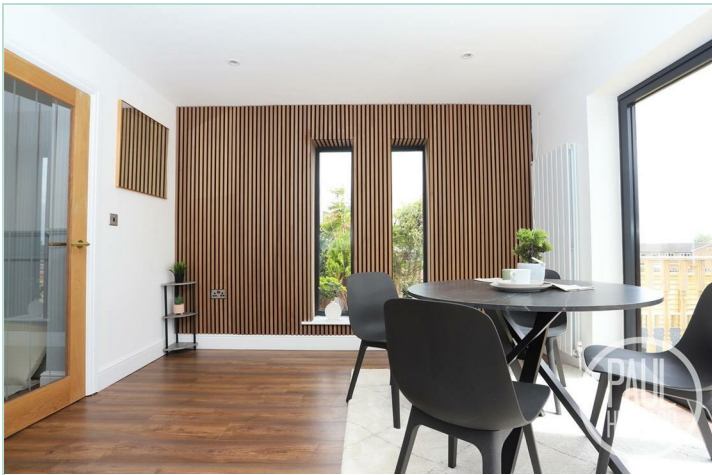
3.64 x 3.46

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

Bathroom

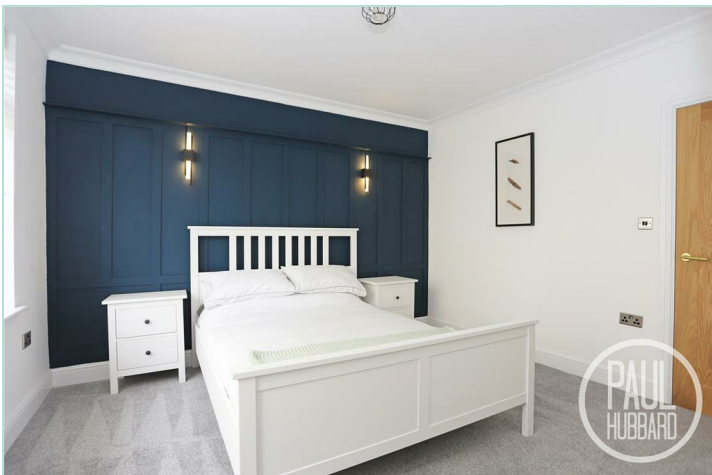
2.19 x 1.79

Tile flooring, UPVC Velux window, down lights, extractor fan, heated towel rail, part tile walls & part feature wooden panelling, suite comprises a toilet, wash basin set into a vanity unit with a mixer tap, a wall mounted unit, a panelled bath with a mains fed shower above with both handheld & rainfall heads and recessed shelving.



Outside

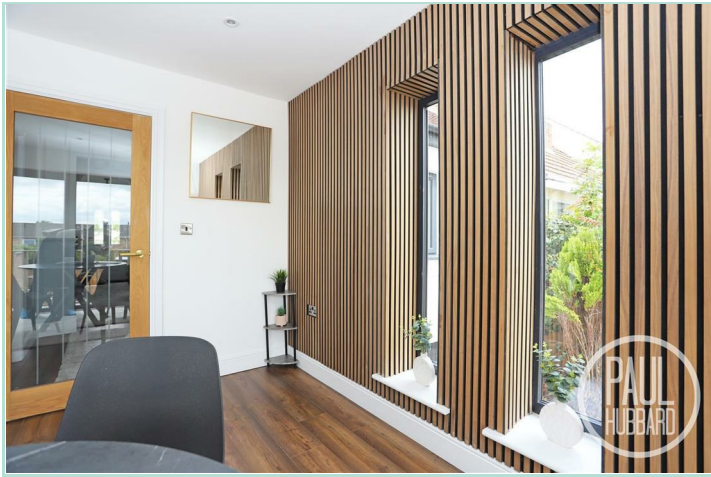
The property features a driveway alongside a landscaped front garden with a lawn bordered by plants, shrubs and mature trees. It includes outdoor power, feature lighting, a shingled area and a main entrance door. Gated access is available to the rear of the property.



At the rear, the south-facing garden offers further off-road parking with double gates that open to a shingle area perfect for parking if desired. There is also a pedestrian access gate and a detached brick-built garage for storage. Steps lead up to a patio area with a lawn to the side and a brand new raised decking area, providing space for a table and chairs. Steps from the decking lead up to the property's bifolding doors and new fencing has been installed for added privacy.

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		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND 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.
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