

£360,000
Asking Price



Grampian Way

Suffolk, NR32 3EW

- Spacious detached family home
- Set in highly sought after Oulton Broad
- 4/5 separate bedrooms
- Off road parking for multiple vehicles with a carport & garage
- Double doors open to a spacious sitting room
- Exposed feature beams
- Ground floor cloakroom
- A welcoming entrance hall
- Chain free
- Perfect for personalisation & making your own

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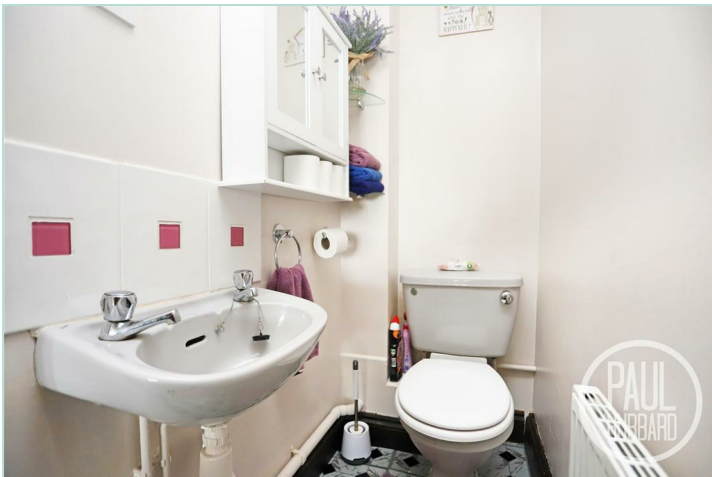
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**PAUL
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Summary

Discover this unique and spacious detached family home located in the highly sought-after area of Oulton Broad. Boasting four distinct bedrooms and an additional reception room or fifth bedroom on the ground floor, this property offers ample space for a growing family. Enjoy off-road parking for multiple vehicles, complete with a carport and garage and unwind in the expansive sitting room featuring charming exposed beams and an open fireplace. The home also includes a spacious entrance hall and a ground floor cloakroom, providing a welcoming entryway. Offered chain-free, this property is a blank canvas, ready for you to personalise and make your own. Imagine the possibilities for development and renovation: Transform the large garden into a stunning outdoor entertainment area, complete with a BBQ space, a fire pit and comfortable seating for family gatherings and summer parties. Enhance the existing garage into a versatile workshop or studio, perfect for hobbies or a home business. **** EXCELLENT SCHOOLS NEARBY ****



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

A welcoming entrance hall with fitted carpet, radiator, doors opening to reception rooms one and two, cloakroom, storage cupboard, kitchen diner and stairs lead up to the first floor landing.



First Reception Room

7.42 max x 5.45 max

Relax in the expansive sitting room with windows to the front & side aspect, a feature bay window to the front, fitted carpet, stunning brick hearth with an open fire and 3 radiators.

Second Reception Room

4.44 max x 3.22 max

This versatile room features a fitted carpet, radiator and sliding doors opening into the conservatory. A perfect room for a playroom or bedroom five!

Conservatory

4.82 x 2.36

The bright & airy conservatory boasts UPVC double glazed windows to the rear and side aspects, laminate flooring and a door opening to the rear garden.



Kitchen/ Diner

6.06 max x 2.70 max

This spacious kitchen diner has a UPVC double glazed window to the rear aspect, radiator, tile flooring, units above & below, laminate work surfaces, tile splash backs, built in electric oven, electric hob, space for appliances, inset stainless steel sink and drainer & mixer tap, ample space for a table & chairs, doors open to the garage & rear garden.



Cloakroom

1.48 x 0.84

The convenient ground floor cloakroom features tile flooring, pedestal wash basin with hot & cold taps and a WC.

Stairs leading to the first floor landing

Ascending the stairs, you'll find a UPVC double glazed window to the side aspect, fitted carpet, radiator, loft access, airing cupboard housing hot water tank and doors opening to the bedrooms & bathroom.

Bedroom 1

5.51 max x 5.19 max

The generously sized master bedroom includes 2 double glazed windows to the front aspect, fitted carpet, 2 radiators and a door opening to the en-suite shower room.

En-suite Shower Room

2.39 max x 1.70 max

The en-suite shower room offers an obscure window to the side aspect, heated towel rail, extractor fan, double sized walk-in shower, pedestal wash basin with a mixer tap and a WC.

Bedroom 2

3.25 max x 2.55 max

Bedroom 2 features a UPVC double glazed window to the rear aspect, fitted carpet and a radiator.

Bedroom 3

3.56 x 2.51

Bedroom three includes a UPVC double glazed window to the side aspect, fitted carpet and a radiator.

Bedroom 4

2.94 max x 1.70 max

This adaptable space offers a window to the side aspect, fitted carpet, radiator and a built-in wardrobe space.



Bathroom

2.47 x 1.76

The family bathroom features 2 UPVC double glazed windows to the rear aspect, vinyl flooring, tiled walls, a suite comprising of a panelled bath with a mixer tap & hand held shower attachment, pedestal wash basin with hot & cold taps and a WC.

Outside

At the front of the house, there is a shingle garden bordered by a brick wall surround and adorned with a diverse selection of plants and flowers. The brick-weave driveway leads to a carport and an integral garage, which is equipped with lighting, power & an up & over door.

The rear of the property features a well-kept garden, primarily laid to lawn and surrounded by mature plants, trees and flowers. Additionally, there is a patio area, pond and a timber storage shed, all fully enclosed within a panel fence surround.

Financial services


If you would like the opportunity to discuss a mortgage and what 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.



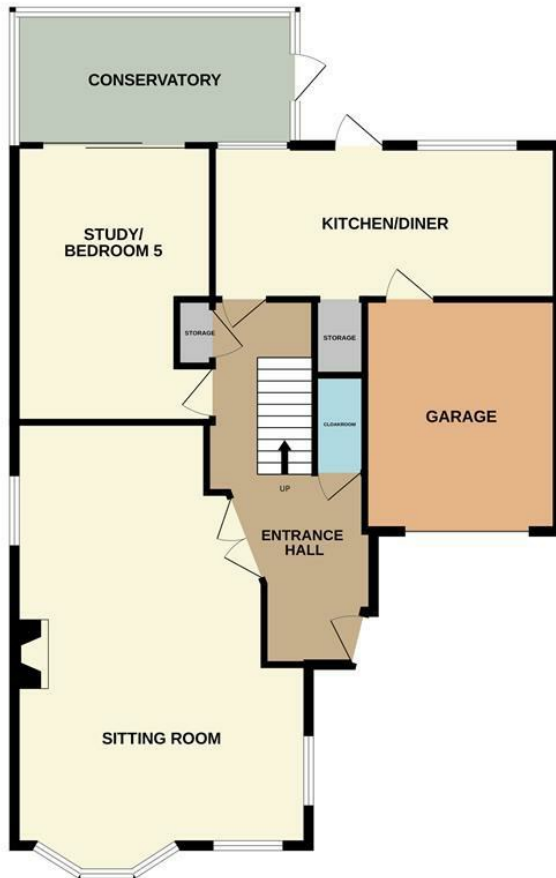




Tenure: Freehold
 Council Tax Band: D
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.
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