

£325,000
Offers In Excess Of



Blackberry Way

Suffolk, NR32 3HF

- Gorgeous detached chalet bungalow
- 3 Separate bedrooms
- Set on a cup-de-sac in sought after after Oulton
- Off road parking for multiple vehicles

- Garden studio perfect for a multitude of uses
- Ground floor bathroom and 1st floor WC
- Sizeable front and rear gardens
- Open plan lounge/diner
- Close to local amenities & shops
- Presented to a high standard throughout





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!

Entrance hall

UPVC entrance door & double glazed window to the side aspect, fitted carpet to laminate flooring, radiator, storage cupboard and doors opening to the lounge/diner, kitchen, bedroom 3/ study & bathroom.



Lounge/diner

7.98 max x 3.51 max

Aluminium double glazed window to the front aspect, fitted carpet & oak flooring, x2 radiators, gas fireplace and bifolding doors open to the conservatory.

Kitchen

3.56 x 2.39

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, integrated extractor hood, spaces for an oven, washing machine & fridge freezer and a door opening to the conservatory.



Conservatory

5.27 x 2.33

Tile flooring, UPVC double glazed windows, French doors opening to the rear garden and a door opens to the side.

Bedroom 3/ study

2.38 x 2.77

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

Bathroom

1.90 x 1.69

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, suite comprises a toilet & wash basin set unit a vanity unit with a mixer tap, a panelled bath with a mixer tap, a mains fed shower above with hand-held & rainfall heads and a glass shower screen.

Stairs leading to the first floor landing

Fitted carpet, radiator, loft access, airing cupboard and doors opening to bedrooms 1-2 and a WC.





Bedroom 1

4.08 x 3.43

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in wardrobe and fitted wardrobes with sliding doors.

Bedroom 2

4.07 x 2.71

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

WC

1.56 x 1.53

Vinyl flooring, UPVC double glazed obscure window to the side aspect, eaves storage cupboard, part tiled walls, heated towel rail, toilet and a wash basin set into a vanity unit.



Outside

The front garden features a spacious driveway providing off-road parking for multiple vehicles. A shingle garden to the side is complemented by decorative paving, and borders adorned with a variety of plants and shrubs. The entrance door is conveniently located at the side of the property, and French doors open to the studio. Gated access to the rear garden is also provided.

The west-facing rear garden boasts a well-maintained lawn bordered by an array of plants and shrubs. It includes a charming patio area, a pond and a door leading to the studio. The garden is fully enclosed with gated access to the rear.



Studio

5.21 x 2.33

A modern, bright & airy studio space suitable for various uses such as a home office or hobby room. Comprises; Laminate flooring, down lights, underfloor heating, UPVC double glazed windows to the side & front aspect, UPVC sky light, UPVC French doors to the front & a UPVC door opening to the side.

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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