

£325,000
Asking Price

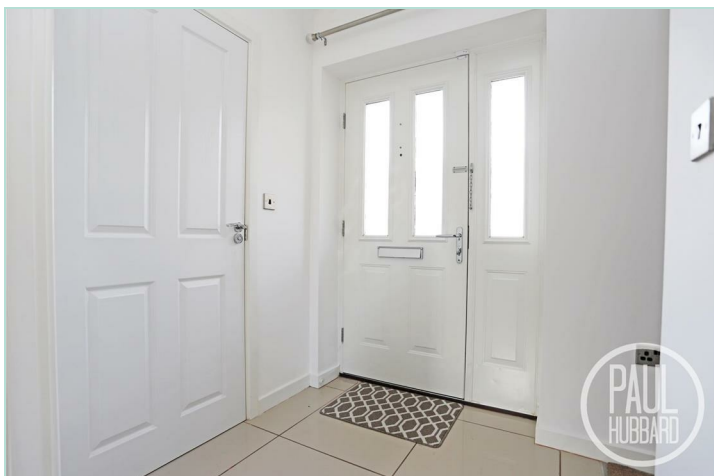
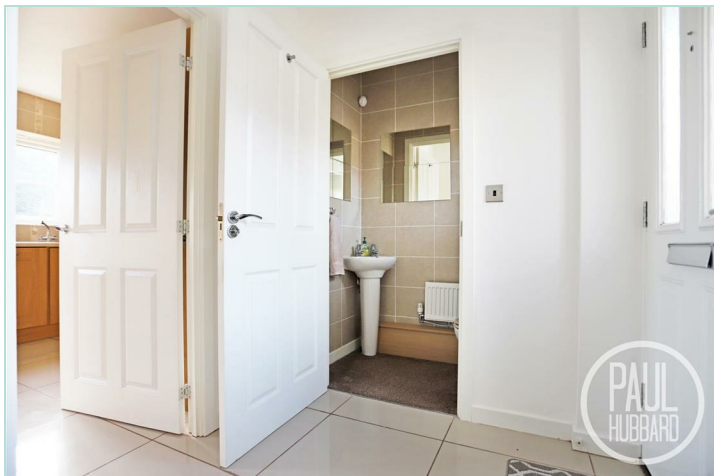


Fuller Close

Suffolk, NR32 3QR

- Well presented detached bungalow
- 3 separate bedrooms
- Chain free
- Off road parking for multiple vehicle & garage
- Well-kept South facing rear garden
- Privately owned solar panels
- Gas central heating with combi boiler
- Spacious reception rooms
- Master bedroom with ensuite shower room
- Sought after location in Oulton

**PAUL
HUBBARD**



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 leading through to the hallway

UPVC entrance door & double glazed obscure window to the front aspect, tile flooring leading to fitted carpet, x2 radiators, loft access, x2 storage cupboards and doors opening to the kitchen/ diner, sitting room, cloakroom, bathroom and bedrooms 1-3.

Sitting room

4.49 max x 4.15 max

Fitted carpet, x2 radiators, UPVC double glazed French doors & double glazed windows opening to the rear garden.

Kitchen/ diner

4.45 x 3.21

Tile flooring, radiator, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, cupboard housing the wall mounted gas boiler, inset stainless steel sink & drainer with mixer tap, gas hob & built in extractor hood & oven, integrated fridge-freezer, dishwasher, washing machine and a door leads out to the rear garden.

Cloakroom

1.57 x 0.84

Fitted carpet, UPVC double glazed obscure window to the front aspect, radiator, tiled walls, toilet and a pedestal wash basin with hot & cold taps.

Bedroom 1

3.74 max x 3.18 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, with a door that opens to the en-suite shower room.

En-suite shower room

2.45 x 1.17

Fitted carpet, UPVC double glazed obscure window to the side aspect, tiled walls, radiator, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with hot & cold taps and a mains fed shower set into a cubicle enclosure.



Bedroom 2

3.74 max x 2.75 max

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

Bedroom 3

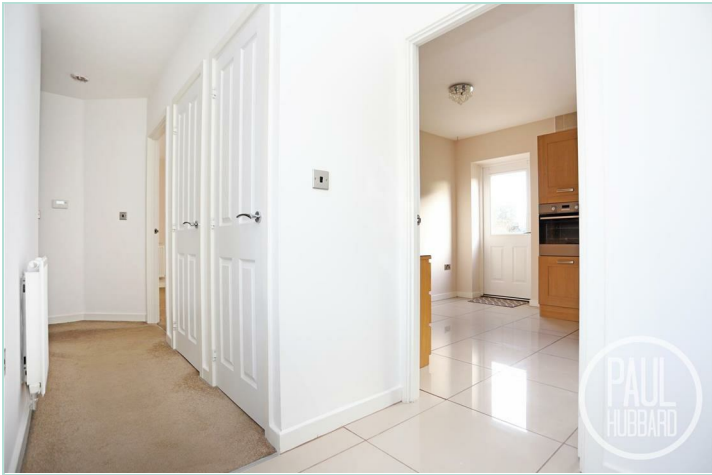
2.39 x 2.35

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

Bathroom

2.47 x 1.55

Fitted carpet, UPVC double glazed obscure window to the side aspect, tile splash backs, radiator, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with hot & cold taps and a panelled bath with hot & cold taps.



Outside

The front garden offers a brick weave driveway, providing off-road parking for multiple vehicles. To the side, a small shingle garden area is adorned with decorative plants and shrubs, adding a touch of greenery. Gated access at the side leads to the rear garden.

The south-facing rear garden is a delightful outside space, featuring a well-maintained lawn bordered by a brick weave pathway. Surrounding the lawn are shingle borders filled with a variety of plants and shrubs, complemented by raised planters for gardening enthusiasts. A greenhouse is available for year-round cultivation. Additionally, a door at the rear of the garage provides access. The garden is equipped with outdoor lighting and a convenient tap for watering.



Garage

6.18 x 3.02

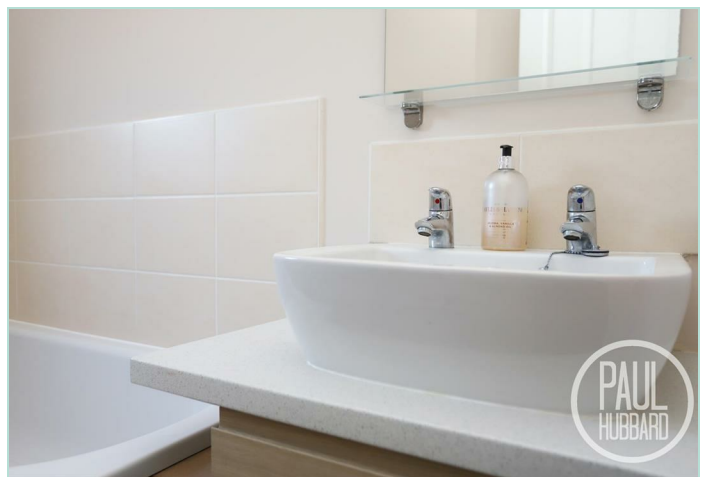
The garage features an electric up-and-over door, providing easy access. Inside, there is space for parking or storage. The garage is equipped with power and lighting.

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
EPC Rating: B
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(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 herein, 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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