

£325,000  
Offers In Excess Of



## Red House Close

Oulton, NR32 3BD

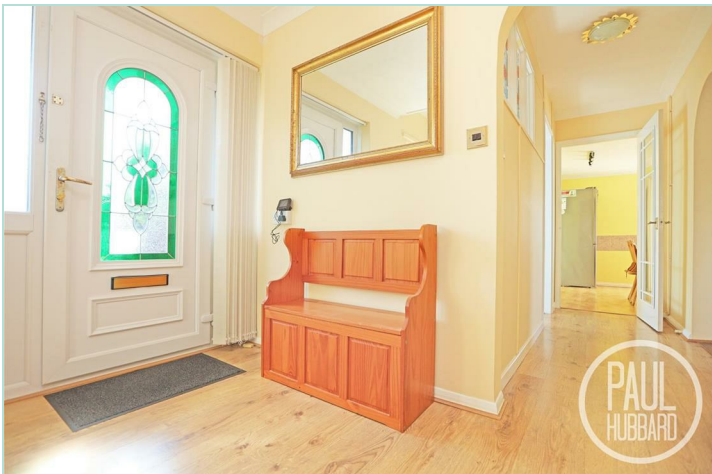
- BUILDING PLOT OPPORTUNITY (sts)
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- GOOD SIZE GARDENS TO FRONT AND REAR
- SOUGHT AFTER LOCATION
- TWO BATHROOMS
- UTILITY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- DRIVE AND GARAGE
- CLOSE TO AMENITIES





### Location

This home is in 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 double glazed window and door to the front aspect, laminate flooring throughout, stairs leading to first floor landing, doors opening to under stair storage cupboard, sitting room, reception room/bedroom 4 and kitchen/diner.



### Sitting room

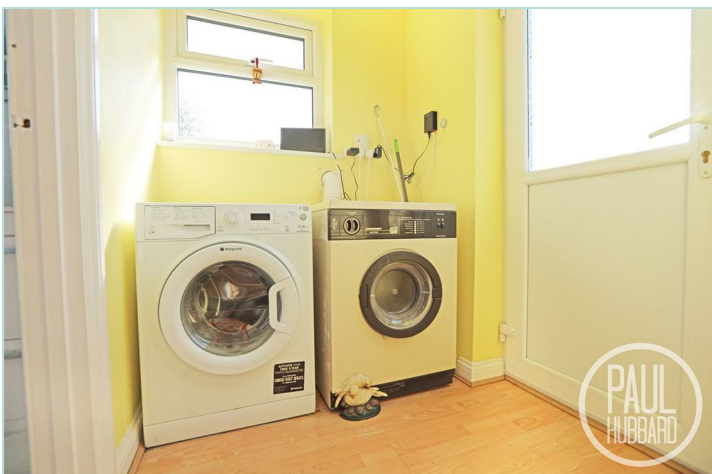
6.08m x 3.69m

X3 UPVC double glazed windows to the rear and side aspects, wood flooring throughout and X2 radiators.

### Kitchen/diner

5.06m x 3.10m

UPVC double glazed window and sliding door opening to the side aspect, laminate flooring throughout, units above and below, laminate work surfaces, stainless steel sink and drainer, feature island counter work top, integrated oven, ceramic hob, extractor fan, spaces for dishwasher and fridge/freezer, radiator and a door opening to the utility room.



### Utility room

2.40m x 1.39m

UPVC double glazed window to the front aspect and UPVC double glazed door opening to side. Laminate flooring throughout, wall mounted gas boiler, spaces washing machine and tumble dryer and a door opening to the shower room.

### Reception room/Bedroom 4

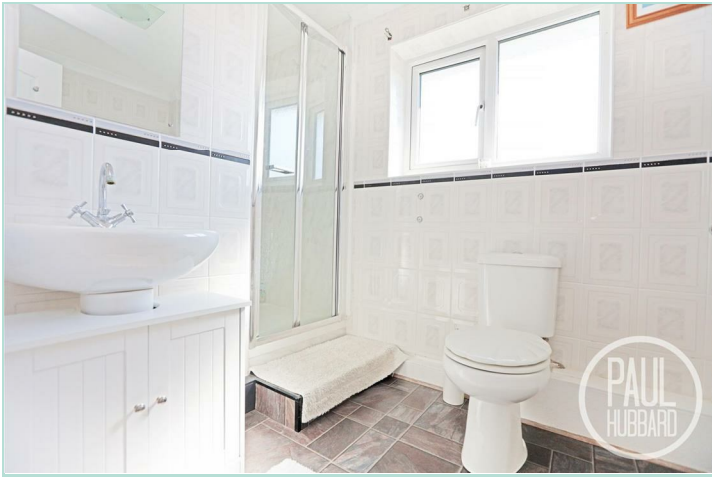
2.96m x 2.71m

UPVC double glazed window to the front aspect, laminate flooring throughout, radiator and a feature window through to the entrance hall.

### Shower room

2.34m x 1.56m

UPVC double glazed obscure window to the front aspect, laminate flooring throughout, toilet, vanity unit with hand wash basin, mains fed shower in a glass cubicle and a heated towel rail.



### First floor landing

Carpet flooring throughout, radiator, doors opening to bedrooms 1-3, bathroom and an airing cupboard.

### Bathroom

2.43m x 1.95m

UPVC double glazed obscure window to the front aspect, laminate flooring throughout, tile walls, toilet, pedestal wash basin, bath, electric shower in a glass cubicle and a heated towel rail.

### Bedroom 1

3.85m x 2.53m

UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator and sliding doors opening to fitted wardrobes.

### Bedroom 2

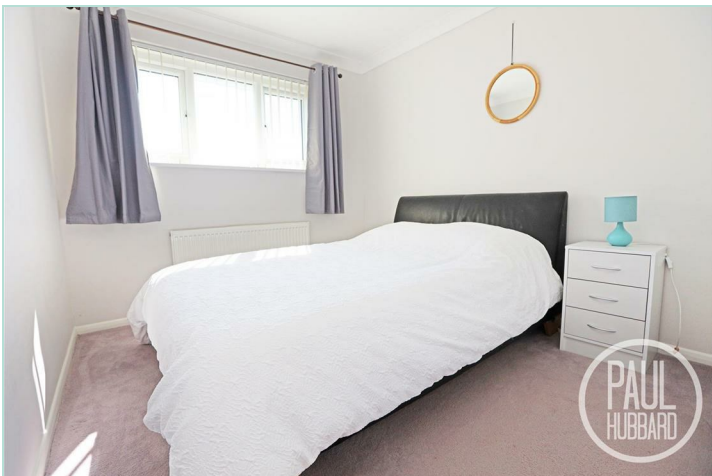
3.34m x 2.59m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and doors opening to fitted storage cupboards.

### Bedroom 3

2.53m x 2.14m

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



### Outside

To the front of the property a concrete pathway leading up to a storm porch, a laid lawn garden with plants and shrubs, X2 gated access to the rear, sweeping round to the side of the property is a paved driveway offering off road parking and a garage.

To the rear of the property a spacious garden with a sweeping lawn, a decking area, and a patio with additional features including X3 storage containers, a garden shed and door leading to the garage/ garden room.

### Agent note

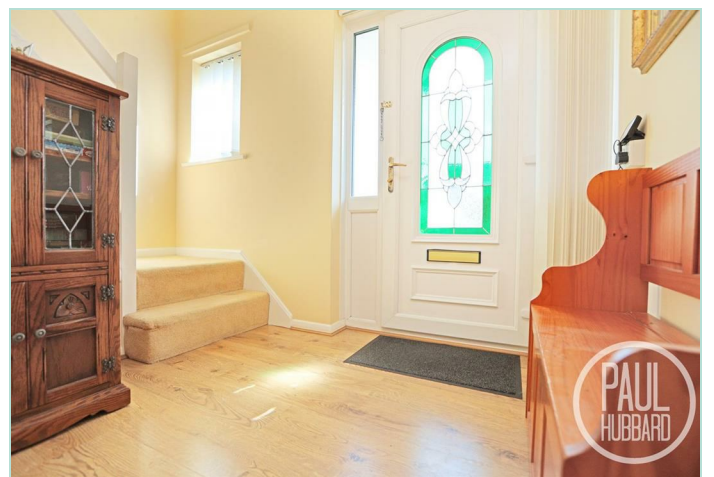
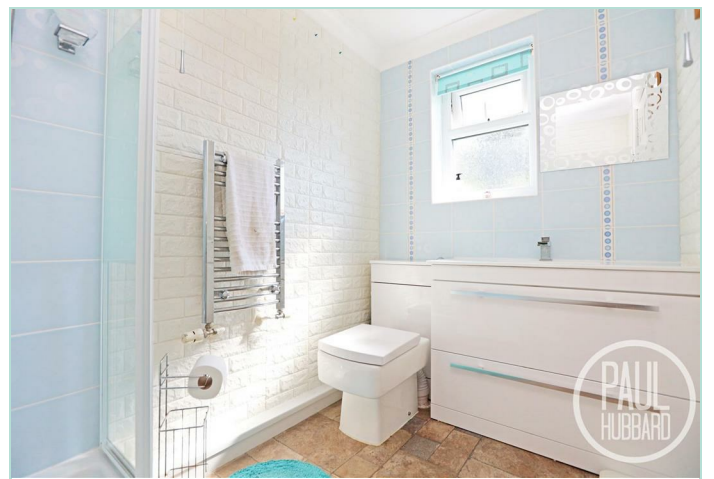
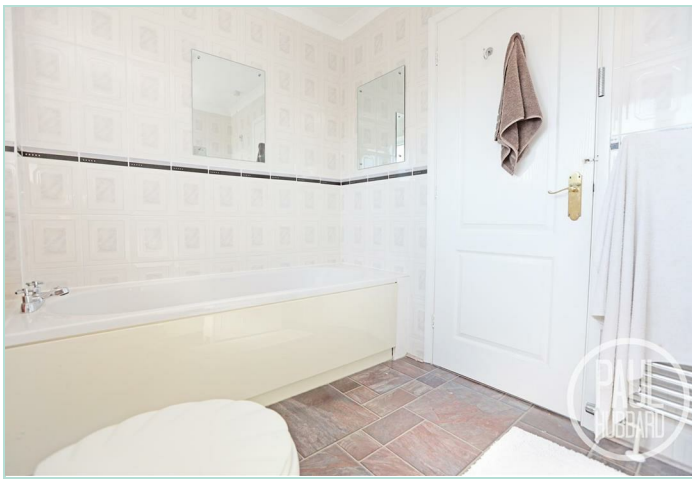
- This property benefits from full ownership solar panels located on the roof at the front of the house, the current owners receive pay outs from the national grid every 3 months for the energy supplied

### 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.



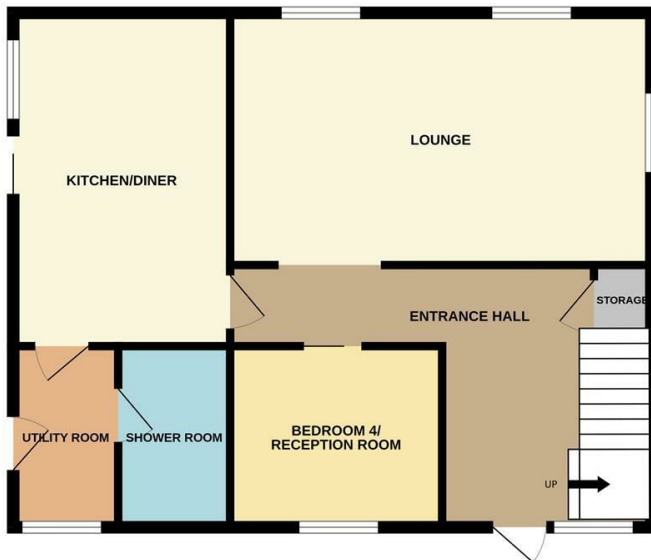




Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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