

£400,000
Asking Price



Chiltern Crescent

Suffolk, NR32 3HQ

- Extended 4 bedroom detached family home
- Off road parking
- Garage with planning permission granted to demolish & rebuild to extend garden
- Undergone major renovations including new electrics, plumbing & heating
- Recently fitted windows & doors throughout
- Gorgeous open plan kitchen/diner
- Not overlooked, West facing rear garden
- Recently fitted Navien smart gas combi boiler
- Master bedroom with walk-in dressing room
- Sought after location in Oulton





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!

Porch

2.10 x 0.73

Composite entrance door & obscure double glazed window to the front aspect, fitted carpet, vertical radiator and an opening takes you through to the entrance hall.

Entrance hall

Amtico LVT flooring, storage cupboard, vertical radiator, pull out under-stair storage cupboard, stairs lead up to the first floor landing and doors open to the kitchen/diner, shower room & utility room.

Kitchen/diner

7.22 max x 5.66 max

Amtico LVT flooring, x3 vertical radiators, down lights, units above & below, laminate & oak work surfaces, feature island with built in units & space for seating, feature pendant lighting, inset composite 1.5 sink & drainer with mixer tap, built-in double oven (with microwave), electric hob & glass extractor hood, integrated full size fridge, large freezer & dishwasher, aluminium sliding doors open to the rear garden and a sliding door opens into the sitting room.

Sitting room

3.92 x 3.08

Amtico LVT flooring, UPVC double glazed window to the front aspect and a radiator.

Utility room

1.62 x 1.48

Amtico LVT flooring, UPVC double glazed window to the rear aspect and space for a washing machine & hanging washing.





Shower room

2.0 x 1.0

This shower room is prepped and ready with full plumbing installed and fresh plasterwork completed. All it needs now is your choice of suite and finishing touches. A great opportunity to design and complete this space exactly as you want it.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed obscure window to the side aspect, down lights, radiator and doors opening to bedrooms 1-4 & the family bathroom.

Bedroom 1

4.08 max x 3.08 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and an opening leads through to a dressing room.

Dressing room

2.33 x 1.97

Fitted carpet, down lights and ample space for storage.

Bedroom 2

4.09 x 2.28

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

Bedroom 3

2.86 x 2.39

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

Bedroom 4

2.89 x 2.31

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

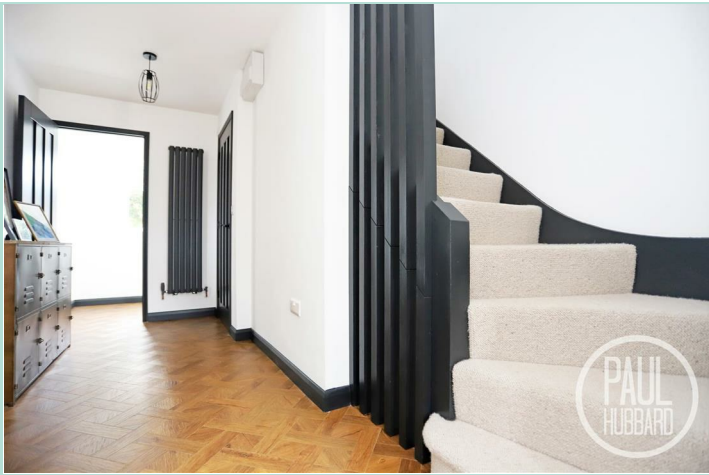
Bathroom

3.26 x 2.34

Tiled flooring, UPVC double glazed obscure window to the front aspect, part tiled walls, down lights, fitted shelving, smart gas combi boiler, heated towel rail, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap, a touch screen mirror, a free-standing bath tub with a mixer tap & a hand held shower attachment, a walk-in mains fed shower with both hand held & rainfall heads and glass shower screens.







Outside

The property features a gravel frontage with off-road parking. Before the completion of any sale, the front will be finished with K-rend (exterior images will be available once the works have been completed). Additionally, planning permission has been granted for the construction of a new garage to replace the current one. Please contact our office for copies of the planning documents.

The west-facing rear garden includes a patio area, laid lawn and mature trees, all bordered by beds and planters. A door provides access to the garage and the entire garden is fully enclosed by a brick wall and panel fence surround, offering both privacy and security.



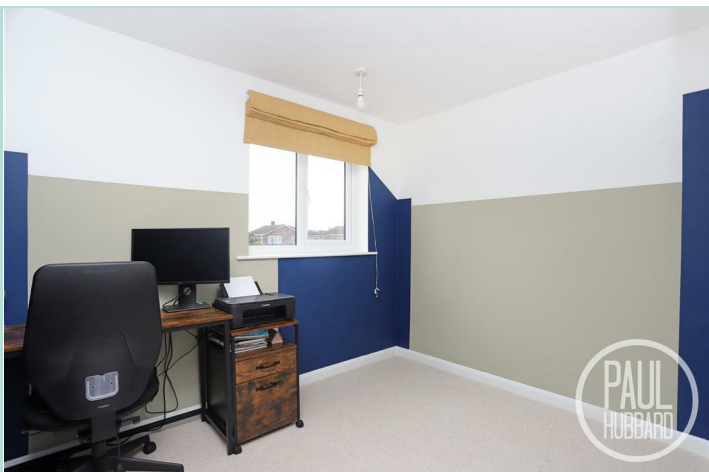
Financial services

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.



Agent note


Guarantees for some of the newer items fitted can be provided, please contact the office for more details.

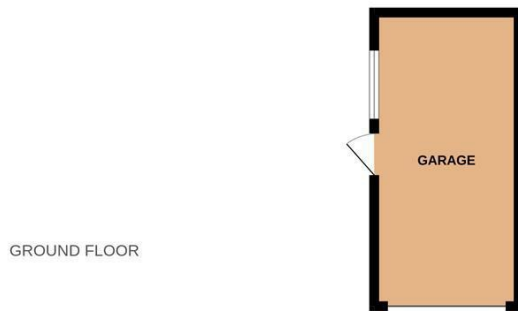




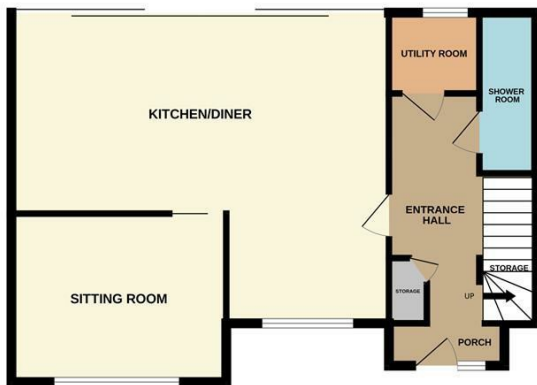


Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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