

£325,000
Guide Price



Elmhurst Avenue

Suffolk, NR32 3AR

- Extremely spacious detached bungalow
- Chain free
- Set on a sought after cul-de-sac in Oulton Broad
- Off road parking for multiple vehicles
- Garage
- 3 bedrooms
- Master bedroom with doors out to the rear garden
- Gas central heating
- Generous gardens front & rear
- Perfect for putting your own stamp on it

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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 to the front aspect, fitted carpet, aluminium double glazed window to the side aspect, radiator, loft access and doors opening to all internal rooms.

Sitting room

4.85 x 3.62

Fitted carpet, x2 aluminium double glazed windows to the front & side aspect, radiators and feature fireplace.

Kitchen/ breakfast room

3.65 x 2.67

Vinyl flooring, aluminium double glazed window to the side aspect, x2 storage cupboards, airing cupboard housing water cylinder, radiator, wall-mounted gas boiler, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, spaces for an oven, fridge-freezer & washing machine and a UPVC door opens to the exterior.

Bedroom 1

3.57 x 5.35

Fitted carpet, aluminium double glazed window to the side aspect, radiator and aluminium double glazed sliding doors open to the rear garden.

Bedroom 2

5.35 x 3.02

Fitted carpet, x2 aluminium double glazed windows to the side & rear aspect, radiator and a built-in storage cupboard.

Bedroom 3

2.54 x 2.01

Fitted carpet, aluminium double glazed window to the side aspect, radiator and a built-in storage cupboard.





Bathroom

2.67 max x 1.81

Carpet floor tiles, aluminium double glazed obscure window to the side aspect, radiator, part tiled walls, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and a hand-held shower attachment.

Outside

The front of the property features a brick-weave driveway, providing off-road parking for multiple vehicles. A shingle garden, bordered with a variety of plants and shrubs, adds a touch of greenery and charm. The driveway leads up to the front door, set under a canopy, and extends further to additional parking space and the garage. Gated access to the rear garden is also available.



The rear garden is beautifully maintained and generously sized, offering a mix of landscaped and functional outdoor space. It includes a patio area, perfect for outdoor seating, a lawn, raised planters and borders filled with a variety of plants, shrubs and mature trees. A timber storage shed and a summer house provide additional utility and leisure options, while a paved area at the side of the property extends the garden space or can be used for storage. A timber fence and archway pergola separate a second garden area, which features additional lawn space, mature trees and a greenhouse.

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.



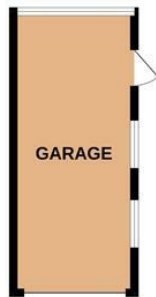




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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	

ELMHURST AVENUE



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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