

£580,000  
Offers In Excess Of



## Glebe Close Oulton Broad, NR32 4NU

- Executive detached new build bungalow
- Set in a peaceful cul-de-sac in sought-after Gunton
- 3/4 separate bedrooms, 2 with en-suite shower rooms & master with dressing room
- 10 build-zone insurance backed warranty
- Privately owned solar panels for extra energy efficiency

- Choice of Jewsons kitchen & flooring (set budget, customisation available)
- Underfloor heating, oak doors & down lights throughout
- Spacious living areas with gorgeous vaulted ceilings
- Off road parking for multiple vehicles & detached double garage
- DISCLAIMER: The photos shown are of PLOT 2 and are provided as an example of what PLOT 1 could look like once complete





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance hall

UPVC double glazed window & entrance door to the front aspect, down lights, underfloor heating, loft access and oak doors opening to all internal rooms.

### Cloakroom

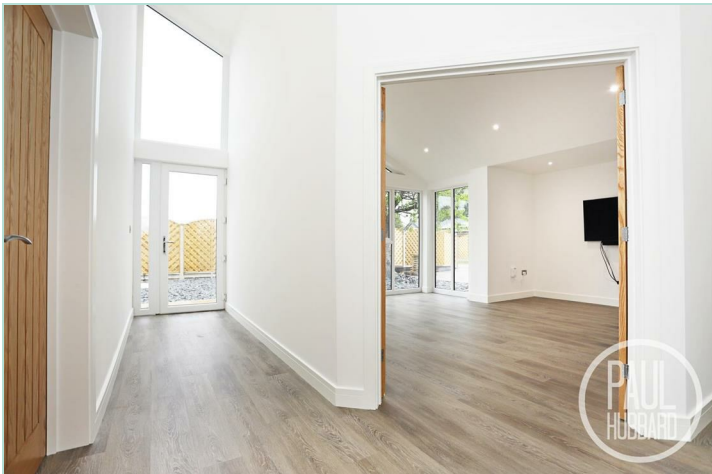
1.50 max x 1.44 max

Underfloor heating, extractor fan, down lights, suite comprises a toilet and a pedestal wash basin with hot & cold taps.

### Open-plan kitchen/ diner

9.13 max x 5.30 max

A stunning open-plan area offering a versatile layout that accommodates a kitchen, dining space and room for additional seating, such as a sofa if desired. Buyers have the opportunity to select and customise the kitchen (subject to terms and conditions), and the space offers flexibility to be tailored to individual needs. A dividing wall can be added to create a separate kitchen and utility room, or the lobby can be utilised as a utility space. The room features underfloor heating, UPVC double-glazed windows to the front and rear, a beautiful vaulted ceiling with skylights, bi-fold doors opening to the rear garden, a sliding UPVC door to the front, downlights and a door leading to the lobby. Customisation requests can be discussed directly with the builders to create your perfect home.



### Lobby

Down lights, underfloor heating and a UPVC door opening to the garden.

### Sitting room

5.34 max x 4.71 max

Oak double doors open to the sitting room which comprises a gorgeous vaulted ceiling, UPVC double glazed floor to ceiling windows, down lights and underfloor heating.





### Bedroom 1

3.95 x 3.25

UPVC double glazed window to the side aspect, underfloor heating, down lights, loft access hatch and an opening leading to the dressing room.

### Dressing Room

4.53 max x 3.26 max

UPVC double glazed window to the side aspect, underfloor heating, down lights and a door opens to the en-suite shower room.

### En-suite shower room

2.16 x 1.17

Underfloor heating, UPVC double glazed obscure window to the side aspect, down lights, extractor fan, suite comprises a toilet, pedestal wash basin with a mixer tap and a mains-fed shower with both hand-held & rainfall heads, all set into a cubicle enclosure.



### Bedroom 2

4.56 max x 3.25 max

UPVC double glazed window to the side aspect, underfloor heating, down lights, a walk-in wardrobe and a door opens to the en-suite shower room.

### Walk-in wardrobe

Underfloor heating and a fitted rail & shelves.

### En-suite shower room

2.16 x 1.18

Underfloor heating, UPVC double glazed obscure window to the side aspect, down lights, extractor fan, suite comprises a toilet, pedestal wash basin with mixer tap, a mains-fed shower with both hand-held & rainfall heads, all set into a cubicle enclosure.



### Bedroom 3

3.98 x 2.96

UPVC double glazed sliding doors to the front aspect, underfloor heating and down lights.

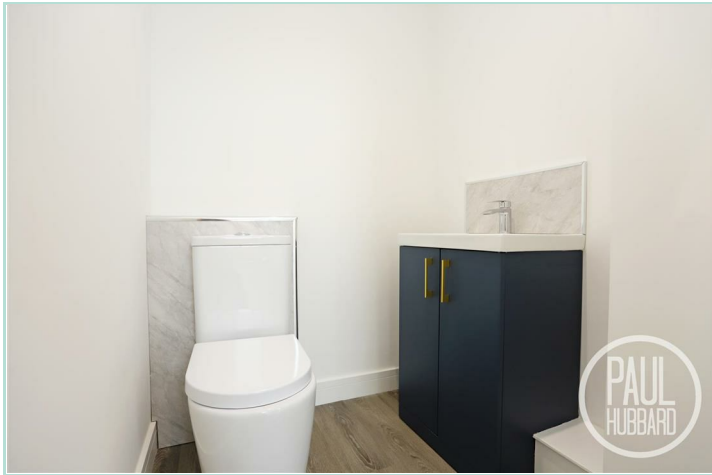
### Home office/ bedroom 4

3.95 max x 2.97 max

A versatile space ideal for use as a home office or an additional bedroom, featuring UPVC double glazed sliding doors to the front, underfloor heating and downlights.







### Family bathroom

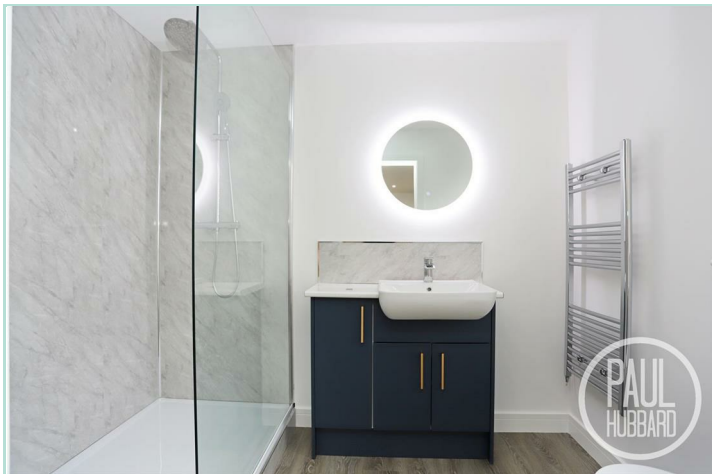
2.52 x 2.14

Underfloor heating, UPVC double glazed obscure window to the side aspect, down lights, extractor fan, suite comprises a toilet, pedestal wash basin with mixer tap, a mains-fed shower with both hand-held & rainfall heads, set into a cubicle enclosure and a freestanding bath tub.

### Outside

The property is approached via a spacious brick-weaved driveway, offering ample off-road parking for multiple vehicles. The driveway extends to a detached double garage both with roller doors, complete with lighting, power and a convenient side entrance. A wrap-around garden features a paved patio pathway encircling the property. The generous front garden consists of primarily laid to lawn. A paved walkway directs you to the main entrance, with the front garden partially enclosed by a timber fence for added privacy. The garden then seamlessly flows around to the side, where you'll find the main outdoor space.

The side of the property showcases the main garden area, a large lawn fully enclosed by timber fencing, ensuring privacy. There is a patio space ideal for outdoor seating and dining. A beautiful mature tree adds character and charm, making this a perfect space for relaxing or entertaining.

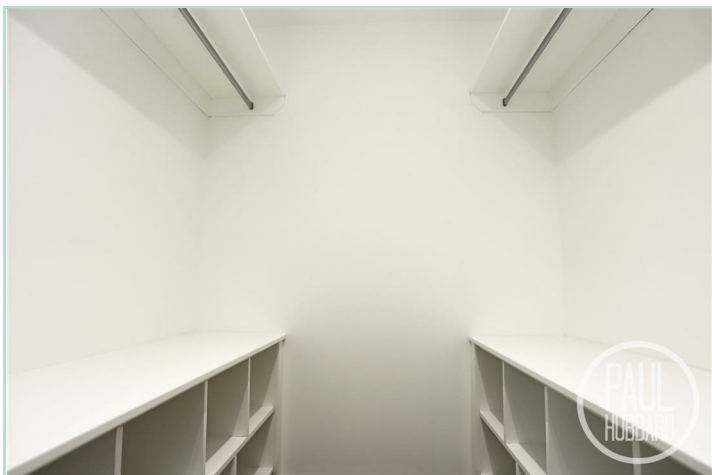


### Agent Note

Pryde Homes has allocated budgets for the kitchen and flooring, and they are happy to collaborate with potential buyers on their choices. Buyers wishing to upgrade or personalise these elements beyond the set budget can do so by arrangement. The open-plan kitchen and dining area offers flexibility and can be modified to suit individual needs, such as adding a dividing wall to create a separate kitchen and utility room, or utilising the lobby as a utility space. All customisation requests can be discussed directly with the builders to create your perfect home. Please contact our office to coordinate any requests with Pryde Homes.

### 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: New Build TBC  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### GLEBE CLOSE FLOORPLAN



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