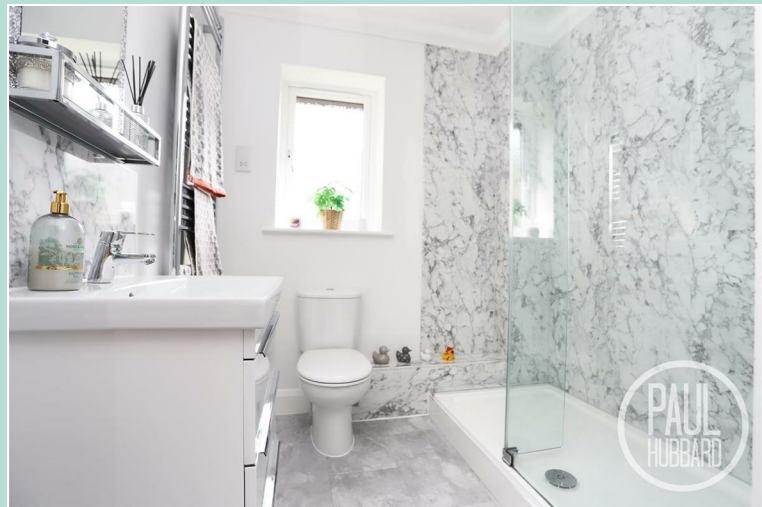
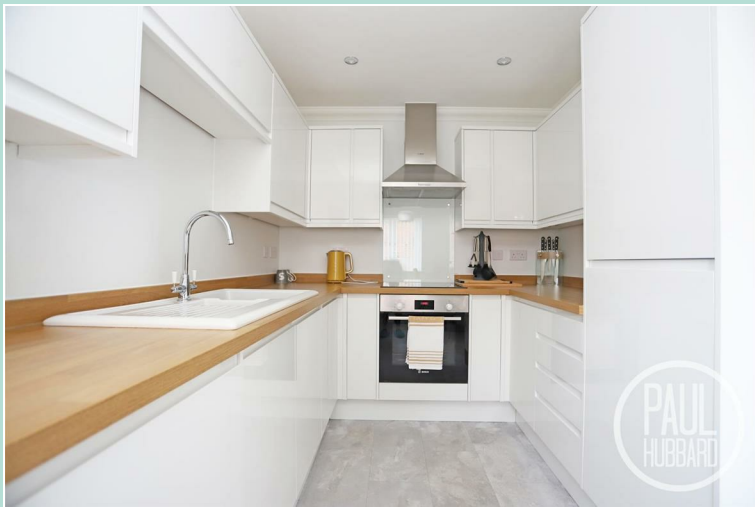


£235,000  
Asking Price



## Farrer Drive Oulton, NR32 3BF

- Semi-detached Oldman home built in 2020
- 2 separate bedrooms
- Off road parking for multiple vehicles
- Modern decor throughout
- Ground floor cloakroom
- Recently fitted walk-in shower
- Landscaped rear garden
- Still within the NHBC guarantee period
- Beautifully presented throughout
- Sought after cul-de-sac in Oulton





### 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 breath-taking 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

Composite door to the front aspect, LVT flooring, radiator, under stair storage cupboard, stairs leading to the first floor landing and doors opening to the cloakroom, kitchen/diner & sitting room.

### Cloakroom

1.95 x 0.95

LVT flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, a pedestal wash basin with a mixer tap and a tile splash back.



### Kitchen/ diner

4.56 x 2.35

LVT flooring, UPVC double glazed window to the front aspect, radiator, down lights, units above & below, laminate work surfaces, inset ceramic 1.5 sink & drainer with mixer tap, built-in oven, induction hob, stainless steel extractor hood, integrated fridge-freezer & washing machine and space for a table & chairs if desired.

### Sitting room

4.66 x 2.89

Fitted carpet, radiator and UPVC double glazed window & French doors to the rear aspect.



### Stairs leading to the first floor landing

Fitted carpet, airing cupboard (housing gas combi boiler), loft access and doors opening to bedrooms 1-2 & the family bathroom.

### Bedroom 1

3.56 x 2.99

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.



### Bedroom 2

4.52 x 2.48

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

### Bathroom

2.61 x 2.06

LVT flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, extractor fan, aqua board wall panels, suite comprises a toilet, wash basin with a mixer tap set into a vanity unit and a walk-in mains-fed shower with a glass screen.

### Outside

The property boasts an attractive front, featuring a paved, sloped path leading to the entrance of the home via the front door. A brick weave driveway to the side provides parking for multiple vehicles, with gated access to the rear garden.

The rear offers a beautifully landscaped, fully enclosed garden. It includes a patio area, a newly installed artificial lawn and a raised decking area perfect for outdoor seating and dining. The garden is equipped with outdoor lighting, power sockets, a water tap and a new timber storage shed.

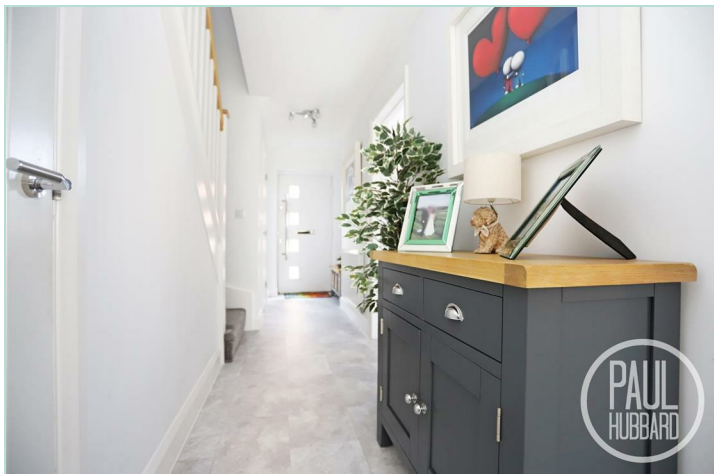


### Financial services

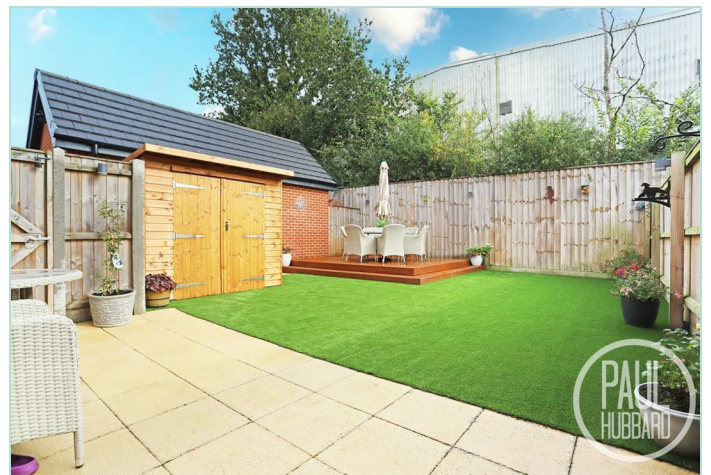
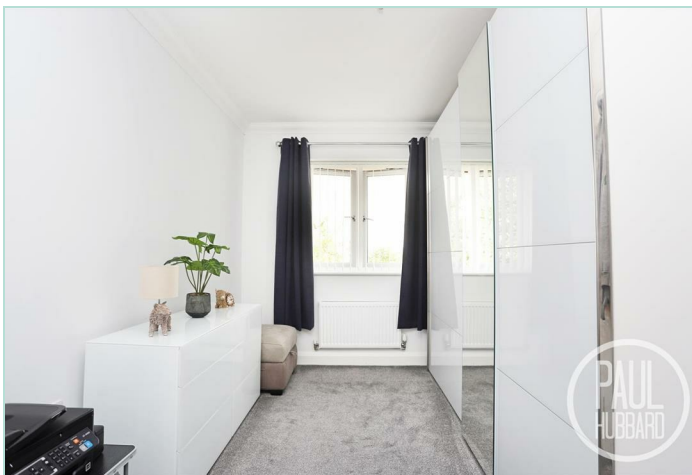
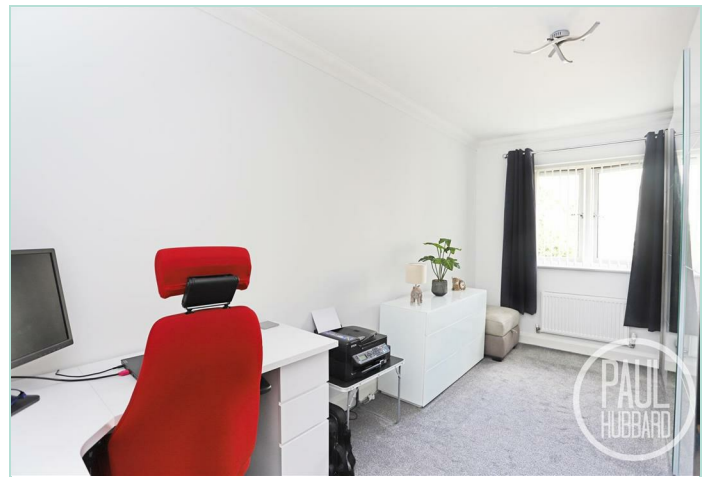
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### Agent note

Some fitted items are still within the guarantee period. Please enquire with our office for more detail.



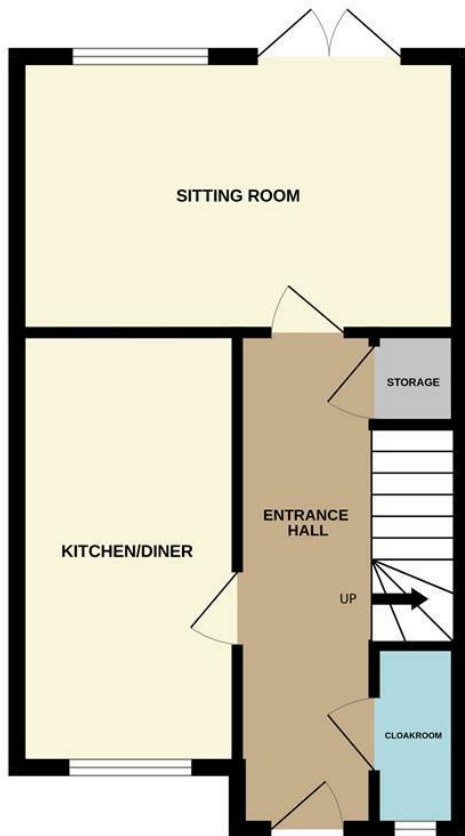




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: B  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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.  
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