

£450,000
Offers In Excess Of



Elm Tree Road West

Oulton Broad, NR33 9EP

- Ideal detached bungalow
- South west facing garden
- Double garage with store room
- Driveway with ample off road parking
- Three double bedrooms
- Extensive kitchen/diner with bi-fold doors
- Utility room
- Space for a home office
- A sought after location
- Opportunity to put your own stamp on it!





Location

This 3 bedroom detached bungalow is situated in Oulton Broad South, close to local amenities and walking distance to 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

Composite entrance door to the front aspect, laminate flooring throughout, under floor heating, doors opening to the cloakroom, kitchen, sitting room and x2 storage cupboards.



Cloakroom

2.06m x 1.33m

UPVC double glazed obscure window to the front aspect, laminate flooring throughout, under floor heating, vanity unit with hand wash basin and a toilet.

Kitchen/Diner

6.79m x 5.08m

x4 UPVC double glazed windows to the side aspect, bi-folding doors to the rear garden, laminate flooring throughout, under floor heating, base units, laminate worksurfaces, ceramic butler style sink, mixer tap with instant boiling water, integrated oven, microwave, dishwasher, wine cooler, Bosch ceramic hob, feature island with base units and a breakfast bar, feature pendant lighting and doors opening to the utility room, study & patio area.



Utility room

2.94m x 2.19m

Laminate flooring throughout, under floor heating, units above and below, laminate work surfaces, part tiled walls, ceramic butler sink and spaces for a washing machine, tumble dryer & fridge freezer.

Study

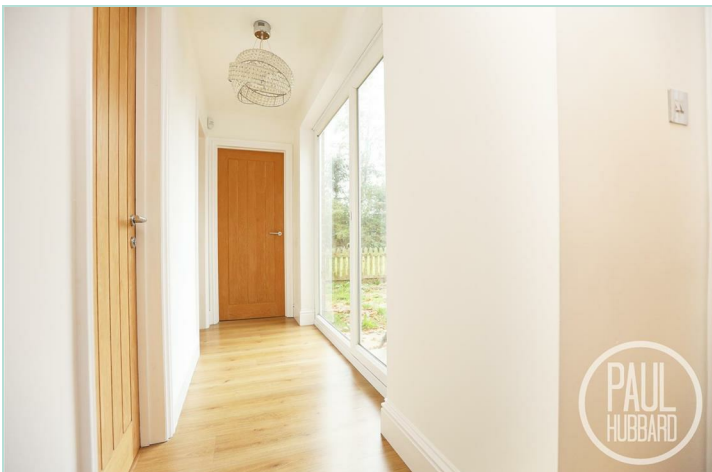
2.89m x 1.98m

Vinyl flooring throughout and doors opening to the rear garden & garage.

Sitting room

6.68m x 4.32m

x6 UPVC double glazed windows to the rear, side and front aspects, laminate flooring throughout, x2 radiators, storage cupboard, open fireplace and door opens to the rear hallway.



Rear hallway

UPVC double glazed window and door to the side aspect, laminate flooring throughout, loft hatch and doors opening to the bathroom & bedrooms 1-3.

Bedroom 1

4.04m x 3.16m

UPVC double glazed window to the side aspect, laminate flooring throughout, radiator, x2 built-in wardrobes and space for a double bed.



Bathroom

2.77m x 2.09m

UPVC double glazed obscure window to the side aspect, tiled flooring throughout, tiled walls, heated towel rail, vanity unit with x2 hand wash basins, toilet and a bath with a rainfall shower & a handheld attachment.

Bedroom 2

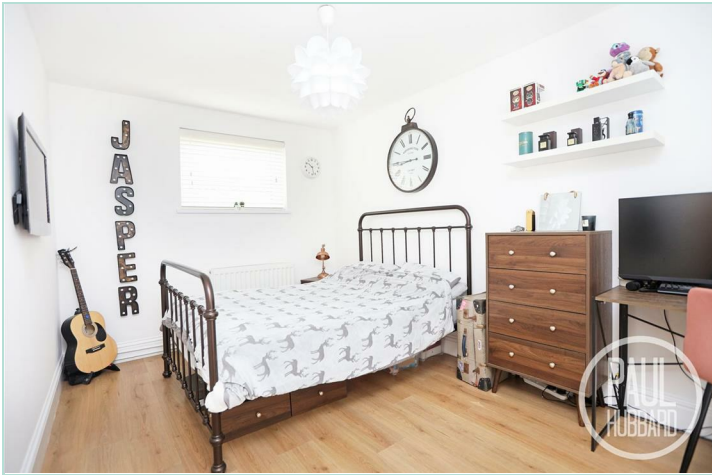
4.04m x 3.20m

x2 UPVC double glazed windows to the side aspects, laminate flooring throughout, radiator and space for a double bed.

Bedroom 3

2.92m x 2.55m

UPVC double glazed window to the side aspect, laminate flooring throughout, radiator and space for a double bed.



Outside

The front of the property features a large driveway with off-road parking for multiple vehicles, enclosed by fencing and surrounded by a well-maintained lawn, mature plants and trees. External lighting enhances the exterior and a double garage provides additional parking or storage space. There is also gated access to the rear of the property.

The rear of the property offers a peaceful outdoor space with security lighting and a fenced surround for privacy. It includes a patio area with a fenced enclosure, a vast laid lawn and a concrete pathway. The garden is beautifully enclosed by mature trees and plants, creating a tranquil setting.

Garage

5.90m x 5.38m

Double garage with light and power, consumer unit and an opening into the store room.

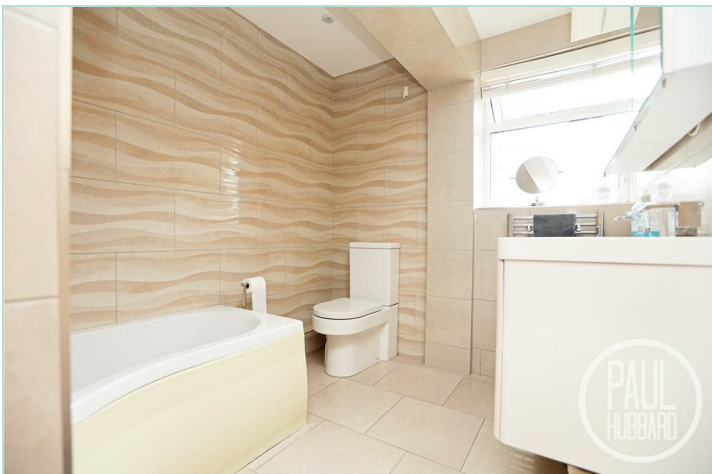
Store room

2.87m x 1.98m

A rear-facing window, with a versatile area extending from the garage ideal for use as a workshop or store room.

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: E
 EPC Rating: F
 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		74
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ELM TREE ROAD WEST



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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