

£300,000
Offers In Excess Of

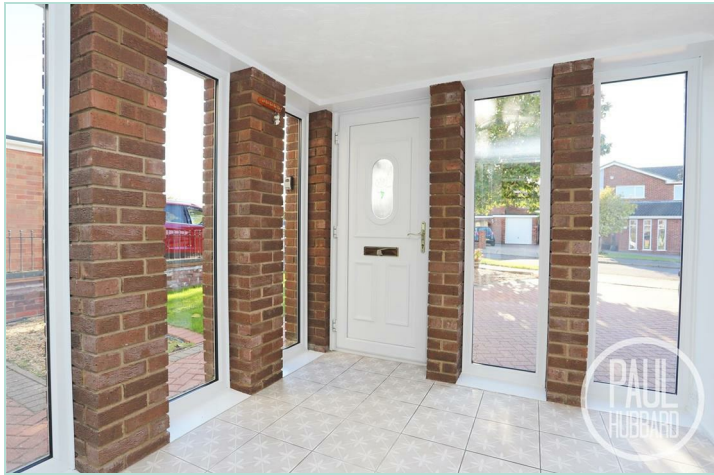


Chichester Drive

Oulton Broad, NR33 8PX

- Detached family home set on a generous corner plot
- Chain free
- Well presented throughout
- Bright & welcoming entrance porch
- 3 separate bedrooms
- Spacious sitting room
- Ground floor & first floor shower rooms
- Large kitchen/diner
- Off road parking for multiple vehicles & garage
- Located in a sought after cul-de-sac

**PAUL
HUBBARD**



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 Entrance

2.49 x 2.47

UPVC door to the front aspect, tile flooring x5 UPVC double glazed windows to the front & side aspect and aluminium sliding doors open into the entrance hall.

Entrance Hall

Fitted carpet, radiator, under stair storage cupboard, stairs leading to the first floor landing and doors opening to the sitting room & kitchen.



Sitting Room

6.21 x 3.17

Fitted carpet, UPVC double glazed window to the front aspect, radiator and aluminium sliding doors open into the conservatory.

Conservatory

3.20 x 3.04

Vinyl flooring, UPVC double glazed windows to the side & rear aspect and French doors open to the rear garden.



Kitchen/ Diner

5.30 (max through archway opening) x 4.11 max

Tile flooring, UPVC double glazed window to the rear aspect, built-in storage cupboard, radiator, units above & below, laminate work surfaces tile splash backs and space for a fridge-freezer & a table & chairs if desired. An archway opening connects a further kitchen area which comprises, tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset ceramic 1.5 sink & drainer with mixer tap, built-in double oven, gas hob & extractor hood, space for a washing machine and a door opens into the rear lobby.

Rear Lobby

Tiled floor & walls and doors opening the shower room & out to the rear garden.

Ground Floor Shower Room

2.28 max x 2.0

Tiled floor & walls, x2 UPVC double glazed window to the rear aspect, built-in storage cupboard, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap and an electric shower set into a cubicle enclosure.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect and doors opening to bedrooms 1-3 and the first floor shower room.

Bedroom 1

4.43 x 2.58

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





Bedroom 2

3.53 x 3.15

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

Bedroom 3

2.52 x 2.10

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard (housing the gas boiler).

First Floor Shower Room

2.52 x 1.75

Laminate flooring, UPVC double glazed obscure window to the side aspect, down lights, aqua board wall panels, heated towel rail, suite comprises a toilet & wash basin with a mixer tap, both set into a vanity units and a walk-in mains-fed shower with a glass screen.



Outside

The front of the property features a neatly maintained lawn with a decorative shingle frontage and a brick weave driveway providing off-road parking for multiple vehicles. The driveway leads directly to the garage, which is equipped with power, lighting and a roller door. At the side, there is a gated entrance providing access to the rear garden.

At the rear, the garden is mainly laid to lawn, bordered with decorative shingle and mature plants. A brick weave patio creates the perfect space for outdoor dining, complemented by two timber storage sheds. The garden is fully enclosed by a panel fence, 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.



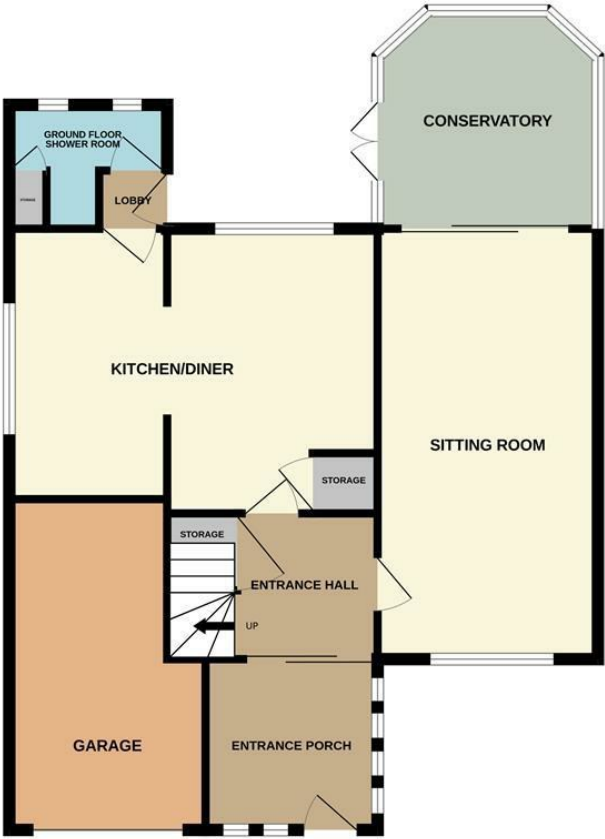




Tenure: Freehold
Council Tax Band: C
EPC Rating: C TBC
Local Authority: East Suffolk Council

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

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.
Made with Metropix ©2024

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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