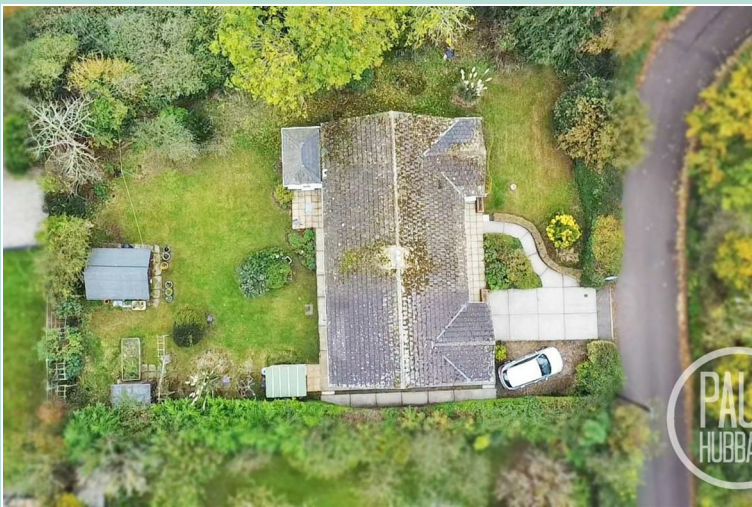


£475,000
Asking Price



Elm Tree Road West

Oulton Broad, NR33 9EP

- Extended 3 bedroom detached bungalow
- Set on a sought after road in Oulton Broad
- Chain free
- Off road parking for multiple vehicles
- Well presented throughout
- Gas central heating
- Mature wrap around garden
- Versatile living spaces
- 2 bathrooms
- Spacious kitchen & separate utility





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!

Summary

This EXTENDED three-bedroom DETACHED bungalow, set on a sought-after road in OULTON BROAD, is offered chain-free and boasts versatile living spaces throughout. The property features MULTIPLE RECEPTION ROOMS, a bright and airy GARDEN ROOM and an EXTREMELY SPACIOUS KITCHEN/ BREAKFAST ROOM with a SEPARATE UTILITY. With two bathrooms and a well-presented interior, it offers plenty of scope for personal customisation. The mature WRAP-AROUND GARDEN provides ample outdoor space, while OFF ROAD PARKING for multiple vehicles enhances convenience. Additional benefits include GAS CENTRAL HEATING, a fitted alarm system and a HIGHLY DESIRABLE LOCATION making this bungalow an ideal home.

Porch

1.49 x 1.17

Aluminium entrance door & double glazed window to the front aspect, fitted carpet, radiator, timber frame obscure window to the rear aspect & a timber frame door opens into the entrance hall.

Entrance Hall

Fitted carpet, radiator, built-in storage cupboard (housing the consumer unit), loft access and doors opening to the sitting room, dining room, bedrooms 1-3 & the secondary bathroom.

Sitting Room

4.78 x 4.27

Fitted carpet, aluminium double glazed window to the front aspect, radiator, fireplace and double doors open into the kitchen/ breakfast room.

Dining Room

5.23 x 3.60

Fitted carpet, x2 aluminium double glazed windows to the rear aspect, radiator, fireplace, built-in airing cupboard (housing the water cylinder) with sliding doors and a door opens into the kitchen/ breakfast room.

Kitchen/ Breakfast Room

6.71 max x 5.29 max

Fitted carpet & vinyl flooring, x4 aluminium double glazed windows to the front & side aspect, x2 radiators, wall mounted unit (housing the consumer unit), space for a table & chairs, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven, gas hob, extractor hood, dishwasher & fridge and doors opening to the utility room, sitting room & dining room.

Utility Room

2.69 x 2.59

Vinyl flooring, aluminium double glazed windows to the side aspect, base units, laminate work surface, tile splash backs, extractor fan, inset stainless steel sink & drainer with mixer tap, space for a fridge-freezer & washer/dryer and doors opening to the primary bathroom & out to the rear garden.



Primary Bathroom

2.69 x 2.56

Vinyl flooring, aluminium double glazed obscure window to the rear aspect, tile splash backs, extractor fan, radiator, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a hand-held shower attachment and an electric shower set into a cubicle enclosure.

Bedroom 1

3.87 x 3.44

Aluminium double glazed window to the front aspect, fitted wardrobes, fitted carpet and a radiator.

Bedroom 2

3.84 x 2.69

Aluminium double glazed window to the side aspect, fitted carpet, fitted wardrobes and a radiator.

Bedroom 3/ Study

3.14 x 2.74

Perfect for various uses such as an extra bedroom or work space. Comprises, fitted carpet, aluminium double glazed window to the side aspect, radiator and UPVC French doors open into the garden room.

Garden Room

3.01 x 2.73

UPVC double glazed windows to the side & rear aspect, UPVC French doors open out to the rear garden, tile flooring and a UPVC door opens to the side.



Secondary Bathroom

2.16 max x 2.15 max

Tile flooring, aluminium double glazed obscure window to the rear aspect, radiator, tiled walls, suite comprises a toilet & wash basin with hot & cold taps, set into a vanity unit and a panelled bath with a mixer tap & a hand-held shower attachment.

Outside

The driveway provides off-road parking, with a shingled area to the side offering additional parking space if needed. A neatly laid lawn, bordered by a variety of plants and shrubs, enhances the property's curb appeal. A pathway leads to the main entrance, with the garden extending around both sides of the property to the rear, where an outdoor tap is conveniently located.



The rear garden is mature and generously sized, with a laid lawn and an abundance of greenery. It also features two timber storage sheds and a timber summer house, providing ample outdoor storage and leisure space.

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.

Agent note

Please refer to the official title deeds for precise boundary details, as the outlines in our images are provided for illustrative purposes only and may not accurately represent the legal boundaries.



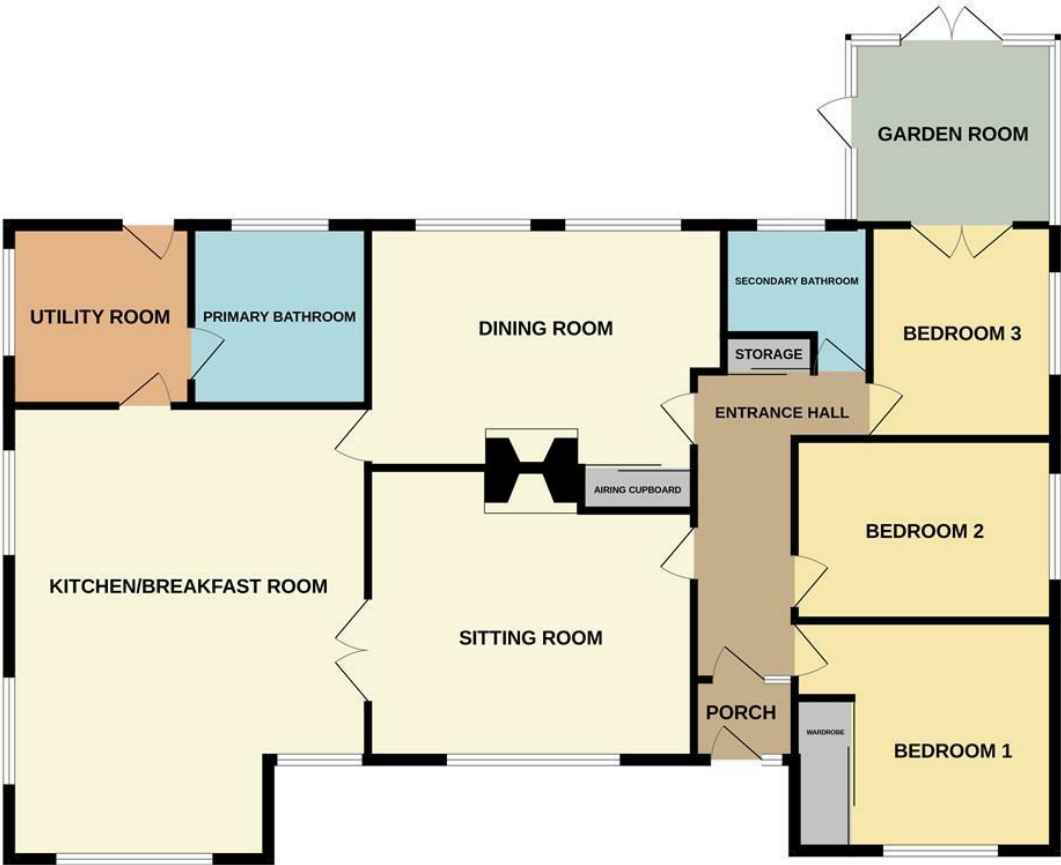




Tenure: Freehold
Council Tax Band: D
EPC Rating: D TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(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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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