

£240,000
Offers In Excess Of



Hunton Road

Oulton, NR32 3QP

- Beautifully presented family home
- 3 separate bedrooms
- Off road parking for multiple vehicles
- Ground floor cloakroom
- Spacious kitchen/diner
- Built-in storage solutions
- Recently renovated with meticulous attention to detail
- First floor shower room with luxurious walk-in rainfall shower
- A sought after location in Oulton
- Close to local amenities & schools





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!

Entrance Hall

Recently fitted composite entrance door to the front aspect, LVT flooring, radiator, stairs leading up to the first floor landing and doors opening to the cloakroom & sitting room.

Cloakroom

1.70 max x 0.93 max

LVT flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, pedestal wash basin with hot & cold taps and tile splash backs.

Sitting Room

4.37 x 3.69

Fitted carpet, UPVC double glazed window to the front aspect, radiator, under-stair storage cupboard and a door opens into the kitchen.

Kitchen/Diner

4.68 x 2.69

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, glass splash back, cupboard housing the gas combi boiler, spaces for a fridge-freezer, washing machine, dishwasher and a dining table & chairs.

Stairs leading to the first floor landing

Fitted carpet, loft access, airing cupboard and doors opening to bedrooms 1-3 & the shower room.

Bedroom 1

3.69 max x 2.91 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, fitted storage cupboard, sliding mirror door wardrobe and a door opens into the en-suite shower room.

En-suite Shower Room

1.94 max x 1.63 max

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

Bedroom 2

2.75 x 2.32

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

Bedroom 3

2.31 x 1.81

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





Shower Room

1.85 x 1.79

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, aqua board wall panels, suite comprises a toilet, pedestal wash basin with hot & cold taps and a large walk-in mains-fed shower with both hand-held & rainfall heads.

Outside

A pathway leads to the main entrance door at the front, bordered by shingle and vibrant plants on either side. Continuing around to the side, you'll find allocated off-road parking for multiple vehicles, a neatly laid lawn and decorative plants and shrubs. Gated access provides entry to the rear garden.

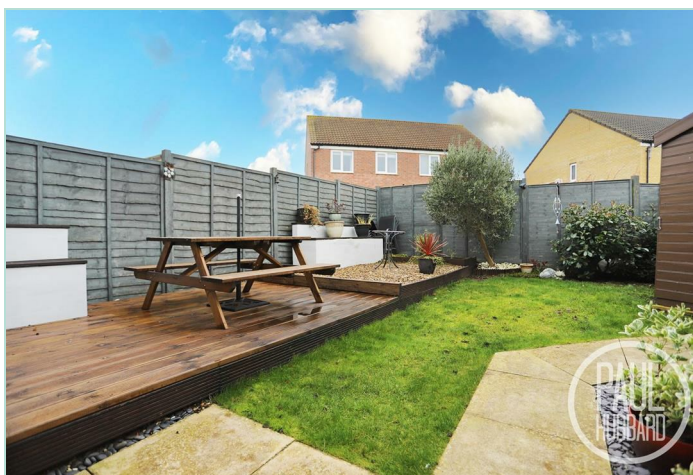
The landscaped rear garden offers a perfect outdoor retreat, featuring a patio area, recently installed raised decking, shingle, and beautifully planted borders. A timber shed adds practical storage, and the entire garden is fully enclosed by a panel fence surround, ensuring privacy and security.

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.

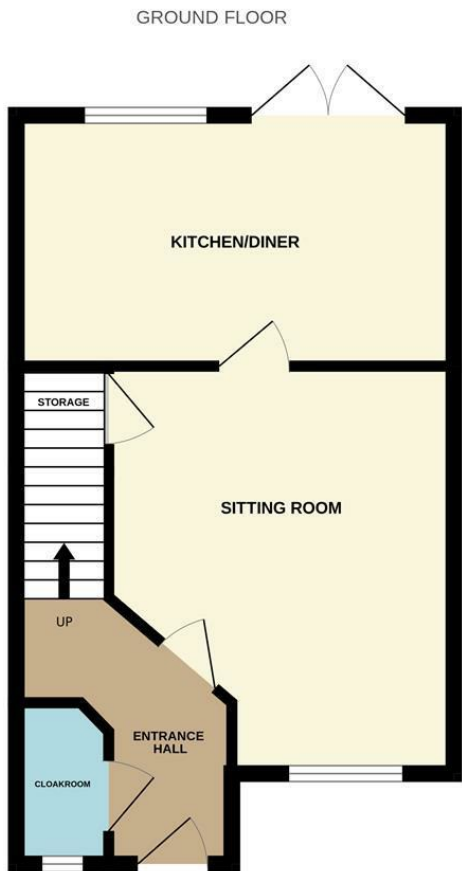






Tenure: Freehold
Council Tax Band: B
EPC Rating: B
Local Authority: East Suffolk Council

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



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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