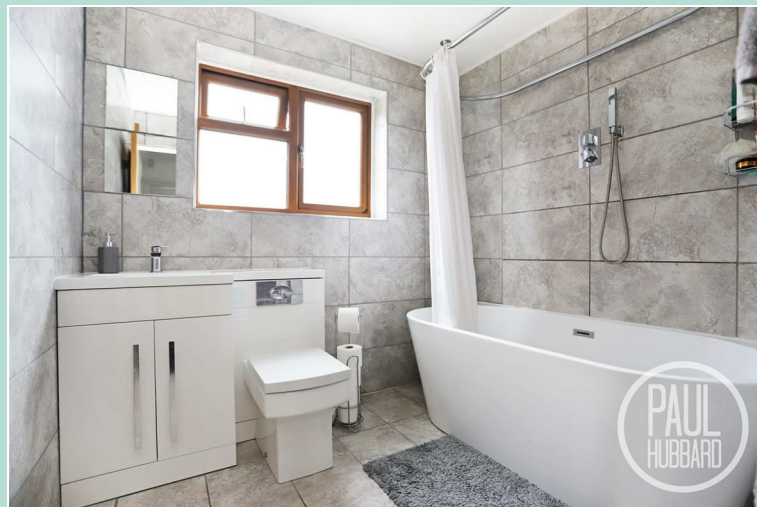


£425,000
Asking Price



Princes Walk Oulton Broad, NR32 2QW

- Immaculately presented detached family home situated on an expansive plot
- Generous driveway with ample off-road parking for multiple vehicles
- Spacious integral garage with connecting utility area
- Four well-proportioned bedrooms

- Full electrical rewire 2022 and a new gas combi boiler 2020
- Stylish family bathroom featuring a freestanding tub and rainfall shower
- Elegant sitting room with a striking wood burner focal point
- Open-plan kitchen/diner complemented by a sizeable pantry
- Versatile home office or optional fourth bedroom
- Prime location near excellent schools, local shops, and amenities

**PAUL
HUBBARD**



Location

This home is ideally located in a sought-after area, close to excellent local shops, schools, and amenities, making it the perfect family home offering modern living, practicality, and comfort.

Porch

2.07 x 1.68

A spacious area perfect for storage of coats & shoes, comprises composite entrance door to the front aspect, UPVC double glazed obscure windows, tile flooring, down lights and a composite door opens into the entrance hall.

Entrance Hall

Laminate flooring, built-in storage cupboard with double doors (housing the consumer unit), radiator, down lights, doors opening to the cloakroom, home office/ bedroom 4 and an opening leads through to the kitchen/diner.

Cloakroom

1.66 x 1.15

A practical space featuring laminate flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet & wash basin with a mixer tap set unit a vanity unit and tile splash backs.

Bedroom 4/ Home Office

3.17 x 2.87

An ideal space for a home office or an additional double bedroom, featuring laminate flooring, x2 UPVC double glazed windows to the side and rear aspect, down lights and a radiator.



Open-Plan Kitchen/Diner

This open-plan kitchen/diner is an ideal space for socialising, offering a bright and airy atmosphere. A unique feature of the layout is the steps that lead up to the sitting room, creating a distinctive and charming separation between the two spaces. The internal window provides a lovely view of the log burner and combines a traditional feel with a modern, open-plan design.

Dining Room

4.25 x 3.06

Laminate flooring, UPVC double glazed window to the front aspect, radiator, down lights, internal window, an opening leads through to the kitchen and stairs lead up to the sitting room.

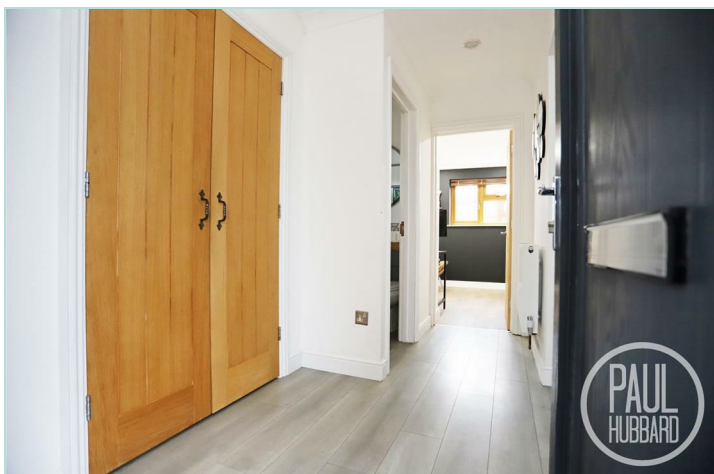


Kitchen

3.56 x 3.32

Laminate flooring, UPVC double glazed window to the rear aspect, down lights, large under-stair pantry, units above & below, quartz work surfaces, inset stainless steel sink & drainer with mixer tap, built-in stainless steel extractor hood, integrated dishwasher, spaces for a large oven & fridge-freezer and a door opens to the rear garden.

Steps leading to the Sitting Room





Sitting Room

6.36 x 3.63

Laminate flooring, x3 UPVC double glazed dual aspect windows, x2 radiators, feature wall lights, down lights, wood burner (installed 2024) with log storage and stairs lead up to the first floor landing.

Stairs leading to the First Floor Landing

Fitted carpet, down lights and doors opening to bedrooms 1-3 and the family bathroom.

Bedroom 1

4.23 x 3.17

A spacious master suite featuring fitted carpet, UPVC double glazed window to the rear aspect, down lights and a radiator.

Bedroom 2

4.24 max x 3.06 max

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

Bedroom 3/ Dressing Room

2.91 x 2.02

Currently used as a dressing room, this space is equally well-suited as a third bedroom. It features laminate flooring, UPVC double glazed window to the front aspect, radiator, downlights, loft access and a built-in storage cupboard.

Family Bathroom

2.28 x 2.12

Tiled floor & walls, UPVC double glazed obscure window to the rear aspect, heated towel rail, suite comprises a toilet & wash basin set into a vanity unit with a mixer tap, a freestanding bath tub with a mixer tap and a mains-fed shower with both rainfall & hand-held heads.

Outside

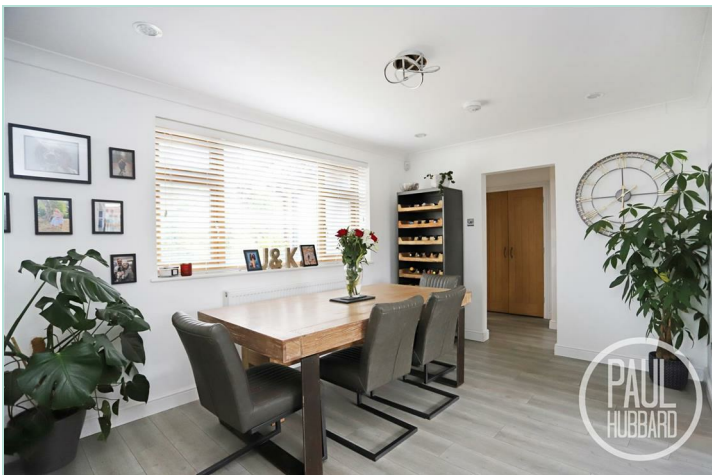
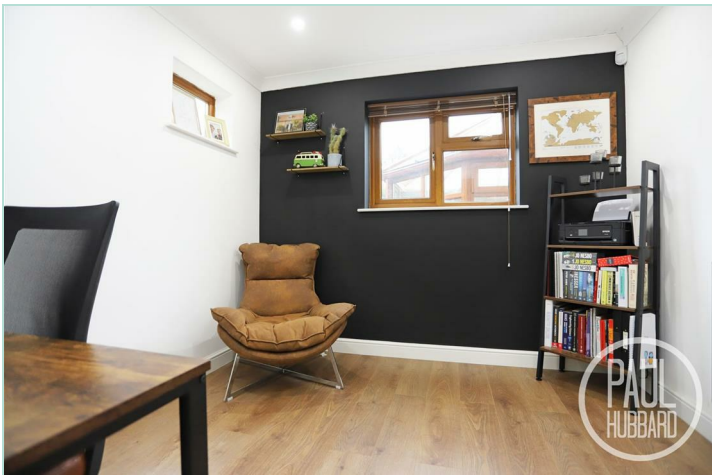
This property boasts an impressive and spacious frontage, featuring a brick weave pathway leading to the main entrance door, enclosed by a brick wall surround. To the side, an expansive driveway provides ample off-road parking for multiple vehicles and includes the convenience of an electric vehicle charging point. The driveway extends to the generously sized garage, with gated access to the rear garden and steps leading to the welcoming main entrance.

The wrap-around rear garden has been thoughtfully designed, offering a perfect blend of practicality and relaxation. To one side, there is ample storage space, including a raised shingle area with a timber storage shed and designated wood storage for the burner. A patio area, ideal for outdoor seating, leads to a garden room for added versatility. Two sets of steps descend to a newly laid patio surrounded by planted borders, creating an ideal space for entertaining with room for deckchairs and an outdoor dining table. The garden also features a well-maintained lawn, an outdoor tap, and lighting. Fully enclosed by panel fencing and shrubbery borders, this garden ensures both privacy and charm.

Utility Room

3.65 x 1.09

A UPVC door opens from the garden into the utility room where there is space for a washing machine, tumble dryer, fridge freezer or storage plus the gas combi boiler (installed 2020) is located here and a door opens into the large garage.







Garage

4.36 x 3.65 approx

The property includes a generously sized garage with an electric up-and-over door, a UPVC double-glazed obscure window to the side, and plenty of room for vehicle parking or additional storage. It is fully equipped with lighting and power sockets, making it a highly practical addition to the home.

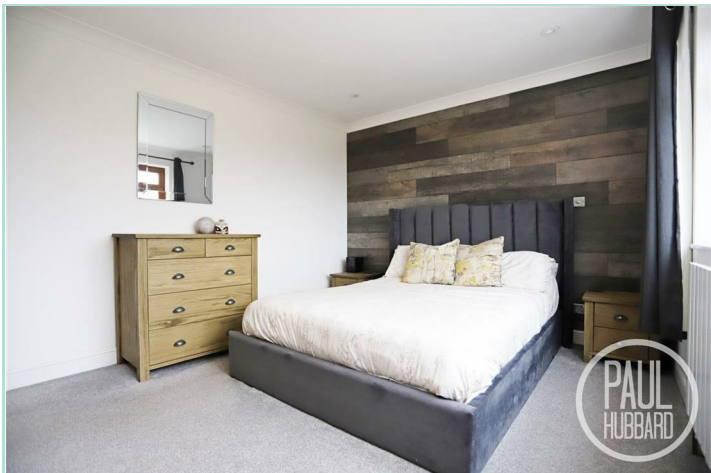
Garden Room

3.80 max x 3.79 max

UPVC French doors lead into the bright and airy conservatory/garden room, a fully detached space with ample natural light and a power connection. Ideal for relaxation or entertaining, it offers a seamless blend of comfort and functionality.

Financial Services

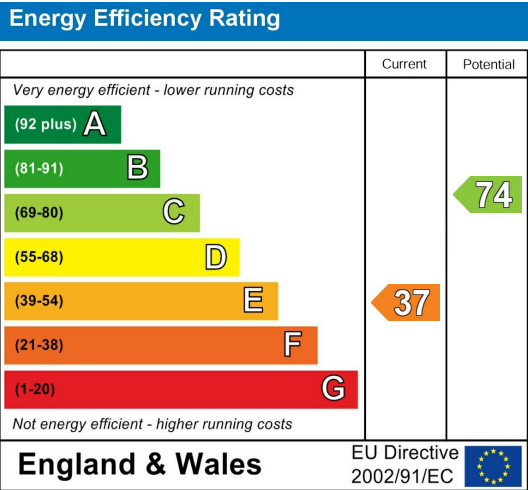
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







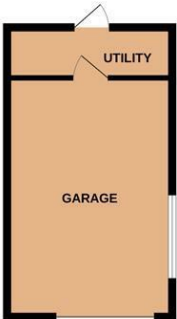
Tenure: Freehold
Council Tax Band: C
EPC Rating: F
Local Authority: East Suffolk Council



GARAGE (UNDERNEATH SITTING ROOM)

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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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