

£485,000
Offers In Excess Of



Hall Road

Oulton Broad, NR32 3NR

- Detached family home situated in the heart of Oulton Broad
- Generously sized plot
- Ample off-road parking and a detached garage
- Expansive south-facing garden
- Master bedroom with en-suite, walk-in wardrobe and Juliette balcony
- Charming bay-fronted sitting room with a feature fireplace
- Ideally located near local amenities, shops and the train station
- Spacious kitchen/diner with an island and French doors opening to the garden
- Ground floor utility room and cloakroom
- Dedicated study area, perfect for home working

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**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!

Entrance Hall

A spacious entrance hall featuring a composite door and UPVC double glazed obscure window to the side aspect, vinyl flooring, down lights, radiator, x2 built-in storage cupboards (with storage space and the hot water cylinder), a fitted cupboard (housing the consumer unit), doors open to the sitting room & home office and an opening leads through to the kitchen/diner.

Sitting Room

4.94 max into bay x 4.11

UPVC double glazed window to the side aspect & a UPVC double glazed bay window to the front, original parquet flooring, a gas fireplace and a radiator.

Study

4.25 max x 4.04 max

Original parquet flooring, UPVC double glazed window to the front aspect, radiator, under-stair storage, stairs leading up to the first floor landing and an opening leads through to the inner lobby.

Lobby

2.36 x 1.24

Original parquet flooring, timber frame double glazed obscure window to the side aspect and a door opens to the bathroom.

Bathroom

2.40 x 2.10

Tile flooring, part-tile walls, radiator, heated towel rail, extractor fan, down lights, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and a hand-held shower attachment.



Kitchen/Diner

5.39 x 3.83

Tile flooring, UPVC double glazed window to the side aspect, down lights, UPVC double glazed windows & French doors open out to the rear garden, radiator, down lights, units above & below, laminate work surfaces, tile splash backs, island with extra cupboard space, a laminate work surface & pendant lighting, spaces for a large fridge-freezer & Rangemaster style oven, a fitted Rangemaster extractor hood, glass splash back, inset composite sink & drainer with mixer tap, integrated dishwasher and a door opens into the utility room.



Utility Room

2.04 max x 3.83 max

Vinyl flooring, radiator, down lights, extractor fan, units above & below, laminate work surfaces, Ideal gas combi boiler, inset wash basin with mixer tap, spaces for a washing machine & tumble dryer and doors open into the cloakroom & out to the rear garden.



Cloakroom

1.15 x 1.05

Vinyl flooring, radiator, extractor fan, toilet, corner wash basin with a mixer tap and a tile splash back.

Stairs leading to the First Floor Landing

Fitted carpet, loft access, airing cupboard, sky light and doors opening to bedrooms 1-3.

Open-Plan Master Bedroom with En-Suite Shower Room

6.56 max x 5.37 max

A beautifully designed open-plan master suite, combining elegance and functionality. This space offers a luxurious feel, enhanced by stunning views over the grounds, creating the perfect private retreat.



Bedroom 1

Fitted carpet, vertical radiator, down lights, Velux window, UPVC French doors open to a Juliet balcony, x2 UPVC double glazed windows to the rear aspect, doors open to the walk-in wardrobe, storage cupboard and an opening leads to the en-suite shower space.

En-suite Shower Room

Vinyl flooring, Velux window, down lights, feature pendant lighting, fitted shelving, heated towel rail, suite comprises a toilet, wash basin set into a vanity unit with a mixer tap, a large fitted mirror, extractor fan, and a door opening to a spacious mains-fed shower.





Walk-in Wardrobe

1.73 x 1.69

Fitted carpet, down lights, rails & shelving and ample space for storage.

Bedroom 2

4.28 max x 4.06 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator, down lights, eaves storage, fitted wardrobes and a built-in storage cupboard with shelving.

Bedroom 3

4.37 x 3.02

Fitted carpet, UPVC double glazed window to the side aspect, radiator, down lights and eaves storage.



Outside

This property boasts an impressive and spacious wrap-around driveway at the front, offering ample parking for multiple vehicles. The driveway leads to the detached garage and the side entrance door, with the frontage enclosed by a combination of a brick wall and timber fencing, with gated access to the rear.

The expansive south-facing rear garden is thoughtfully designed for both relaxation and functionality. It features a vast laid lawn, mature shrubs, and trees that create a serene and picturesque setting. Multiple patio areas and decorative shingle sections provide perfect spots for outdoor entertaining. The garden also includes a summer house, a timber storage shed, and outdoor lighting to enhance the space. A door from the garden provides direct access to the garage. The entire garden is securely enclosed by a panel fence surround.



Garage

6.49 x 3.16

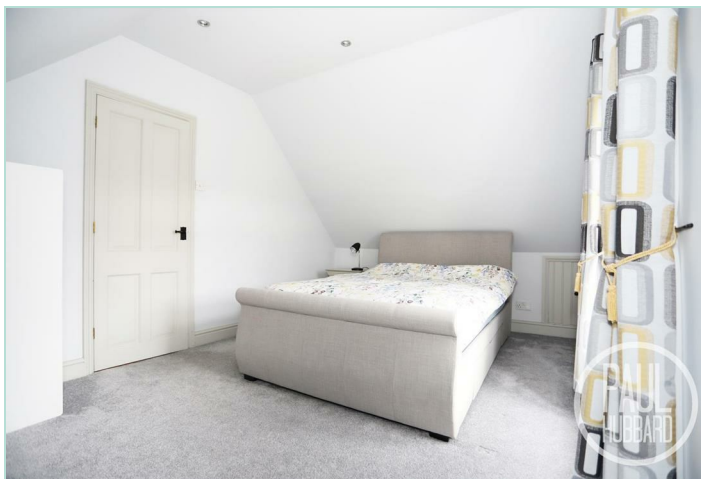
The detached brick-built garage offers versatility and convenience, featuring electric roller doors at both the front and rear for seamless access. It includes two UPVC double-glazed windows to the side, lighting, and power sockets, making it an ideal space for parking, storage, or as a workshop.



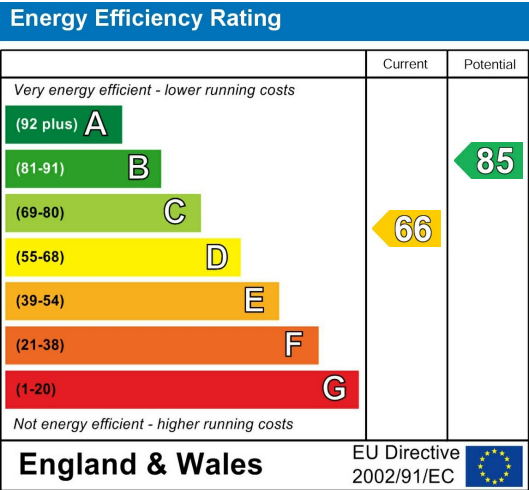
Financial Services

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.

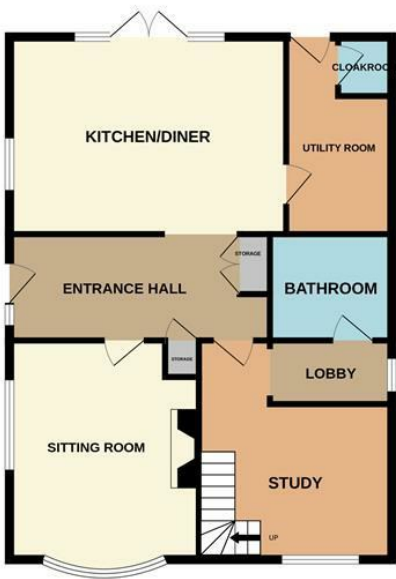




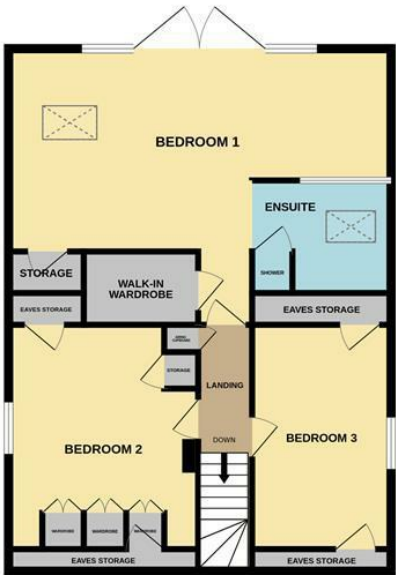
Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council



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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