

£250,000  
Asking Price



## Chestnut Avenue

Oulton Broad, NR32 3JA

- Well-presented semi-detached bungalow
- Ready to make your own
- 1 good size double bedroom
- A versatile layout perfect for extension (STP)
- Beautiful private rear garden backing onto Bonds Meadow
- Spacious loft room with staircase, ideal for conversion (STP)
- Off road parking for multiple vehicles & a double garage
- Spacious kitchen/breakfast room
- Energy-saving solar panels
- Offered chain-free for a smooth move

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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

UPVC entrance door to the front aspect, fitted carpet, radiator, cupboard housing the consumer unit, timber frame circular window to the rear aspect and a door opens to the lobby.



### Lobby

Fitted carpet and doors opening to the dining room/ study, bedroom and stairs to the loft room.

### Bedroom

3.65 x 3.02

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

### Dining Room/ Study

3.55 max x 2.13 max

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and an opening leads through to the sitting room.



### Sitting Room

3.96 x 2.93

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator, gas fireplace, under-stair storage cupboard, circular internal window to the rear aspect and a door opens into the kitchen/ breakfast room.

### Kitchen/ Breakfast Room

4.68 max x 3.03 max

Vinyl flooring, UPVC double glazed window to the side aspect, circular internal window to the front aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, gas boiler, built-in cupboard with water cylinder, spaces for an oven & fridge and a door opens into the rear lobby.



### Rear Lobby

2.22 x 0.83

Vinyl flooring, open storage cupboard with space for a fridge-freezer and doors open into the shower room & out to the rear garden.



### Shower Room

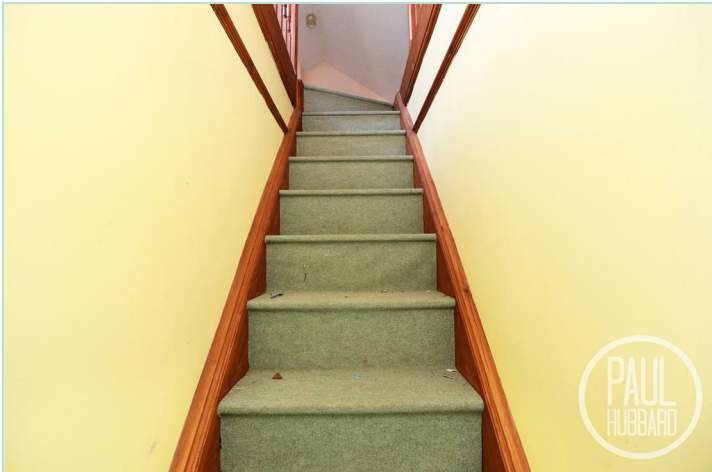
2.78 x 1.72

Vinyl flooring, x2 UPVC double glazed obscure windows to the side & rear aspect, radiator, tile splash backs, suite comprises toilet, wash basin set into a vanity unit with a mixer tap and an electric shower set unit a cubicle enclosure.

### Loft Room

7.20 max x 5.35 max

A spacious loft room with windows, offering great potential for conversion (STP). A staircase has already been installed, providing easy access. While it currently has restricted head height, the generous floor area and natural light make it a fantastic opportunity to create a stylish additional living space.



### Outside

A shingle driveway provides ample off-road parking for multiple vehicles, bordered by neatly planted beds, shrubbery, and decorative iron fencing that adds charm and curb appeal. A small step leads to the front door, while double gates offer access to the rear, allowing vehicles to drive down to the garage.

A raised patio area with outdoor lighting and a raised planter provides the perfect space for outdoor dining. Steps lead down to a well-maintained lawn with neatly planted borders, wooden pergolas, and mature shrubs and trees. Double gates open to a shingle driveway that extends through the garden to the spacious double garage. The garden also features patches ideal for growing vegetables, with a brick wall and panel fence surround enhanced by shrubbery for added privacy. Backing onto Bonds Meadow, the garden offers a serene and picturesque setting.



### Garage

A spacious double garage with an electric roller door for vehicular access, pedestrian access & a timber frame window to the side. An ideal space for storage or parking.

### Financial Services

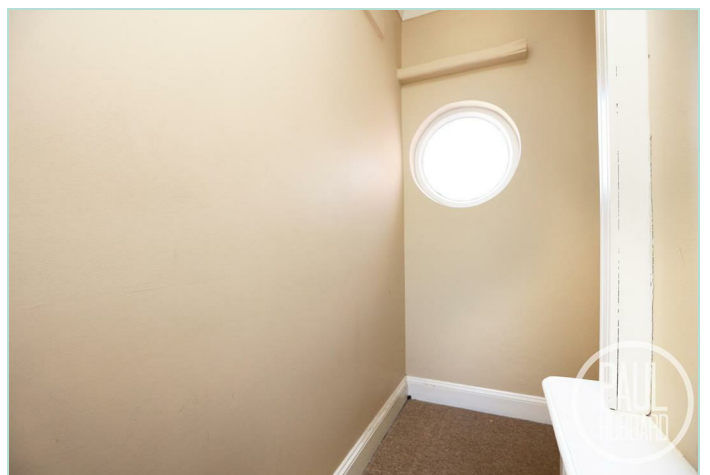
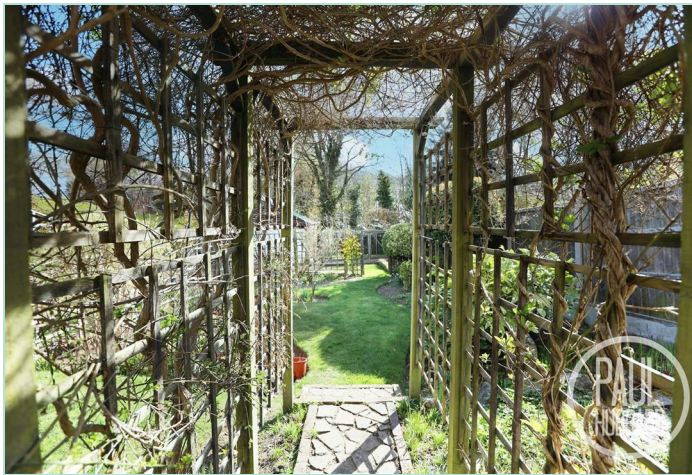
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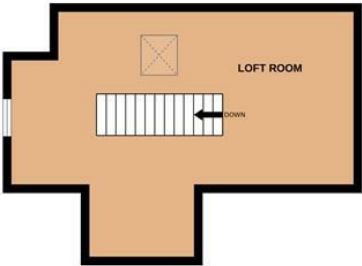
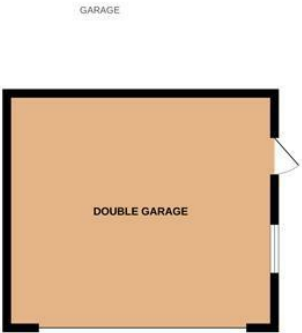






Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: B  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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