

£350,000
Offers In Excess Of



Monckton Avenue

Oulton Broad, NR32 3EG

- Extended semi-detached family home
- 3 separate bedrooms
- First floor bathroom & ground floor WC
- Good size rear garden
- Bay fronted sitting room with cast iron burner
- Expansive open-plan kitchen, utility & lounge/diner
- Recently renovated throughout by the current owner
- Modern bathroom with integrated hidden TV
- Located in sought after Oulton Broad
- Close to local amenities shops & transport links

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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

Tile flooring, UPVC entrance door to the front aspect & double glazed window to the front aspect, radiator, cupboard housing the fuse board, stairs leading to the first floor landing and doors opening to the sitting room, open plan living space & the cloakroom.

Sitting Room

Fitted carpet, UPVC double glazed bay window to the front aspect, cast iron burner and a radiator.

Cloakroom

Tile flooring, UPVC double glazed obscure window to the side aspect, toilet, wash basin set into a vanity unit with a mixer tap.

Kitchen

Tile flooring, down lights, units above & below, composite work surfaces, under-mount stainless steel sink & drainer with mixer tap, inset composite hob, stainless steel extractor hood, glass splash backs, internal window to the lounge/diner, integrated fridge & dishwasher, double oven with a grill & microwave and an opening to the utility space.

Utility Room

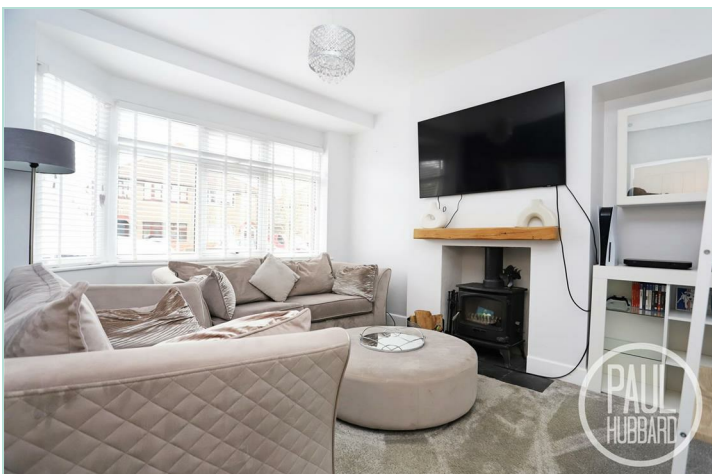
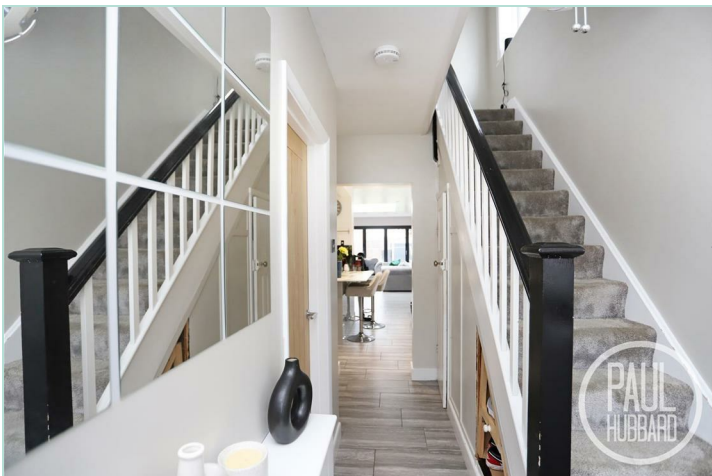
Tile flooring, radiator, UPVC double glazed window at the side aspect, down lights, space for washing machine, tumble dryer and fridge freezer, internal window to the lounge/diner and an opening leads through to the kitchen & the lounge/diner.

Lounge/ Diner

Tile flooring, feature sky light, down lights, x2 radiators, bifolding doors out to the rear garden, gas combi boiler and a built-in storage cupboard.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed obscure window to the side aspect, storage cupboard, loft access and doors opening to bedrooms 1-3 the bathroom.





Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Tile flooring, UPVC double glazed obscure window to the rear aspect, aqua board wall panels, down lights, heated towel rail, suite comprises a toilet, wash basin with mixer tap, a panelled bath with mixer tap, mains-fed shower with both hand-held & rain fall heads set above and an integrated mirror TV.



Outside

At the front, a brickweave driveway offers ample parking for multiple vehicles. A step leads up to the sheltered storm porch, providing protection for the front door, while gated access to the rear garden ensures convenience.

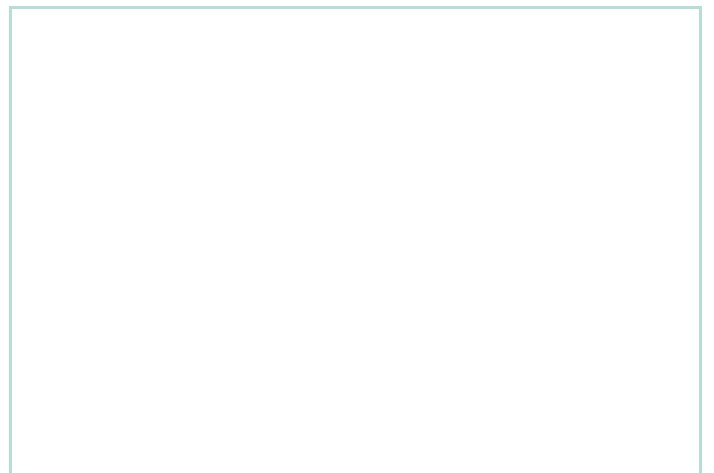
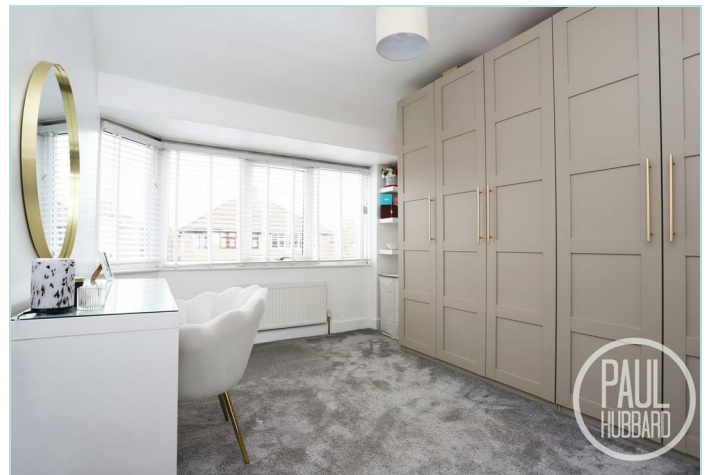
The rear garden features a raised brick-built patio area with steps leading down to a well-maintained lawn. Toward the rear, an additional patio creates the perfect space for outdoor dining or relaxing with a table and chairs, complemented by a handy storage shed. This spacious garden offers plenty of potential to make it your own.

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.



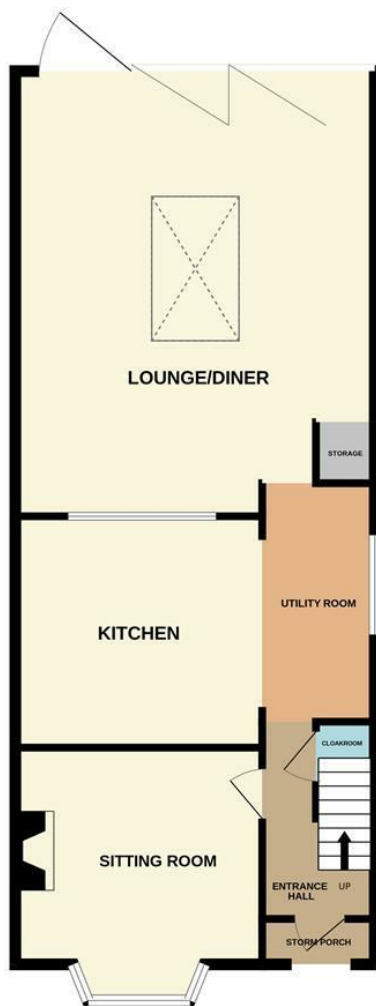




Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	84
(81-91) B		
(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 

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 and 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