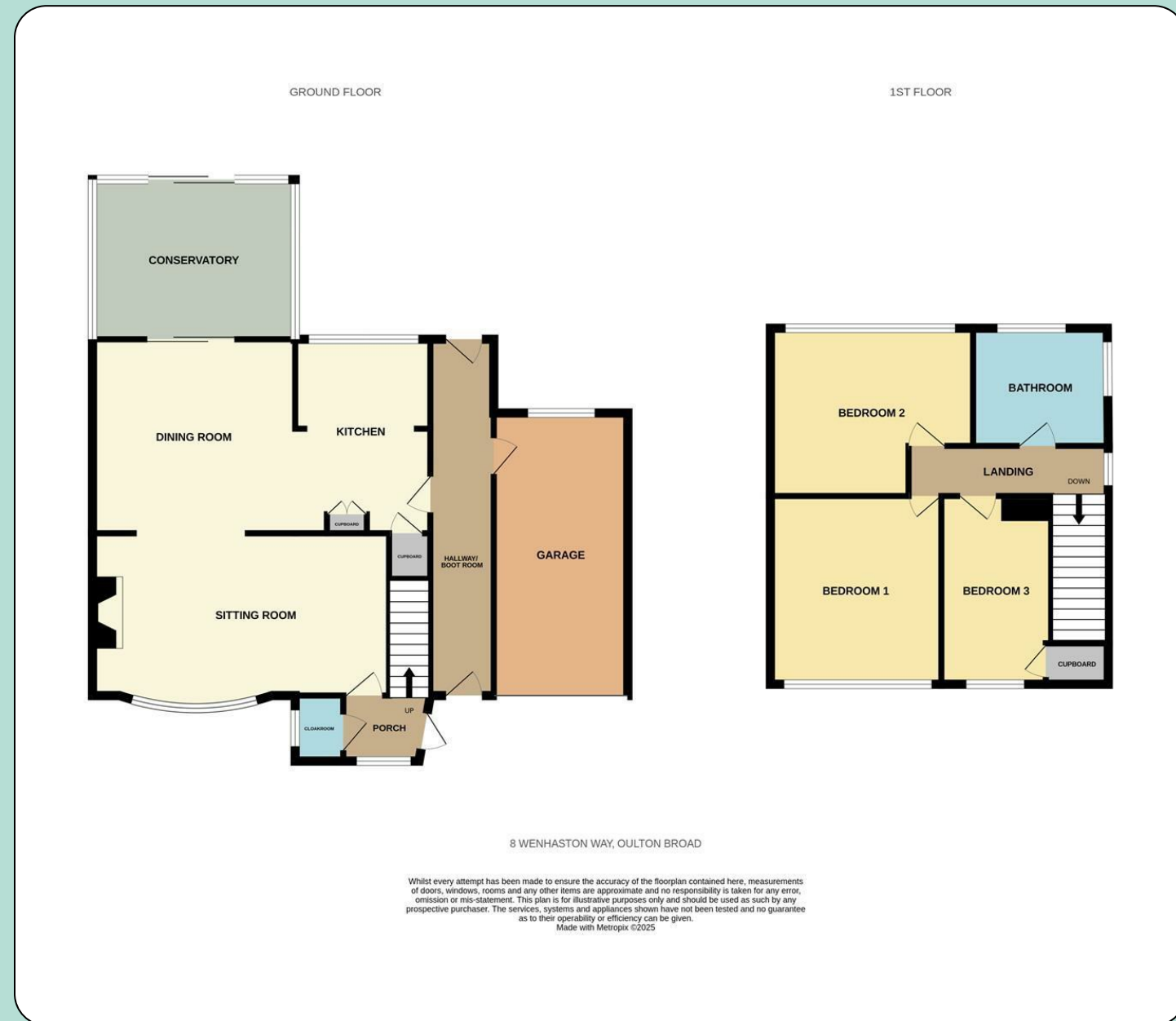


Tenure: Freehold
Council Tax Band: C
EPC Rating: D TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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 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. Made with Metroplan 10/2025



£300,000
Asking Price



Wenhaston Way

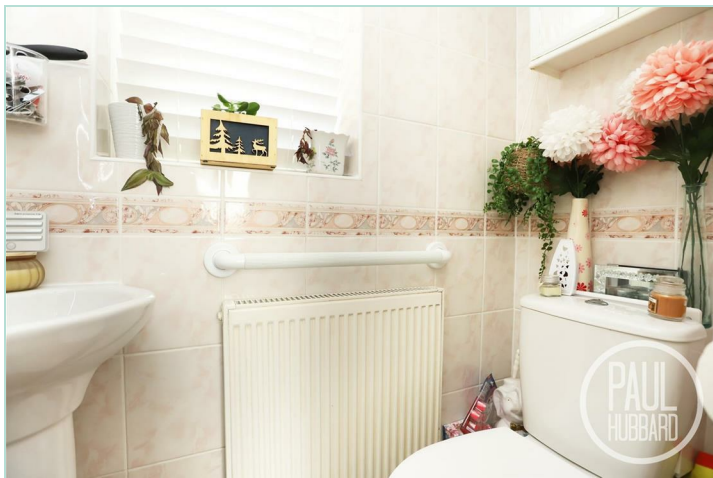
Oulton Broad, NR32 3EA

- Detached family home
- Generous wrap around garden
- Off road parking for multiple vehicles
- Integral garage
- Open-plan lounge, dining room & kitchen
- Bright conservatory opening out to the garden
- 3 separate bedrooms
- Perfect for making your own
- Ground floor cloakroom & first floor shower room
- Close to local amenities & shops

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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

UPVC entrance door to the side aspect, fitted carpet, UPVC double glazed window to the front aspect, radiator, stairs leading to the first floor landing and doors opening to the cloakroom & sitting room.

Cloakroom

1.48 x 0.79
Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, toilet and pedestal wash basin with mixer tap.

Sitting Room

5.35 x 3.18
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator, fireplace with wood burner and an archway opening leading through to the dining room.

Dining Room

3.69 x 3.32
Fitted carpet, UPVC sliding doors open to the conservatory and an opening leads around into the kitchen.

Conservatory

3.33 x 3.06
Tile flooring, UPVC double glazed windows and double doors open out to the rear garden.

Kitchen

4.24 max x 2.91 max
Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, spaces for a fridge-freezer & washing machine, built-in storage cupboards and a door opens into the boot room.

Boot Room

The area features a fitted carpet and ample storage space for coats and shoes, making it a practical entryway. It also serves as an ideal space for bringing pets in before entering the main house. Additionally, doors provide access to the front of the property, the garage, and the rear garden.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access, radiator and doors opening to bedrooms 1-2 & the shower room.

Bedroom 1

3.18 x 3.11
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2

3.5 max x 2.35 max
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.7 max x 2.0 max
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a storage cupboard housing the gas boiler.

Shower Room

2.40 x 1.65
Fitted carpet, x2 UPVC double glazed obscure windows to the side & rear aspect, tiled walls, radiator, suite comprises a toilet, wash basin with a mixer tap and a mains-fed shower set into a cubicle enclosure.



Outside

The front of the property features off-road parking for multiple vehicles, leading up to a garage. An artificial lawn adds a neat, low-maintenance touch, while access is provided through a door to the boot room and another door opening into the porch.

A spacious wrap-around garden with a low-maintenance artificial lawn, raised planters, two ponds, and a generous patio area. It also includes two timber storage sheds, providing ample space for garden tools and equipment. A practical and well-designed outdoor space for relaxation and everyday use.

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.

