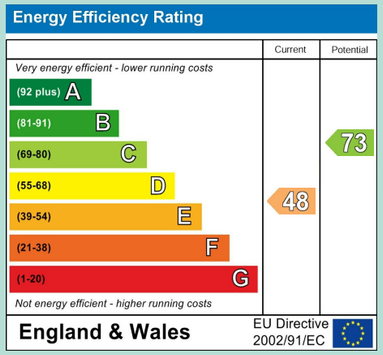
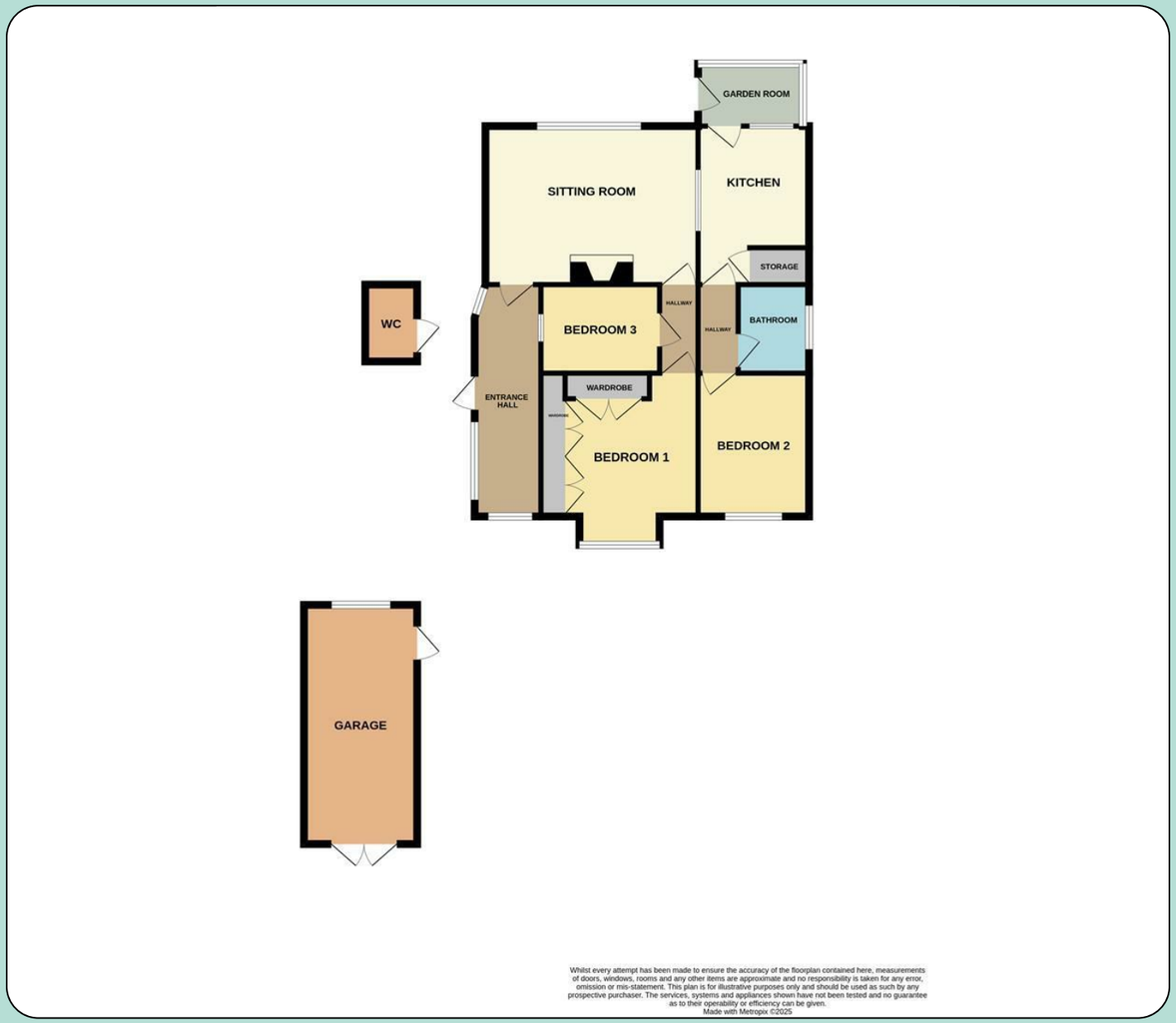
Tenure: Freehold
Council Tax Band: B
EPC Rating: E
Local Authority: East Suffolk Council





Chestnut Avenue

Oulton Broad, NR32 3JB

- Detached bungalow
- Chain free
- 3 separate bedrooms
- An exciting renovation opportunity
- Set on a generous plot
- Gardens front & rear
- Gated off road parking
- Detached garage
- An extremely sought after road in Oulton Broad
- Close to local amenities, shops & schools

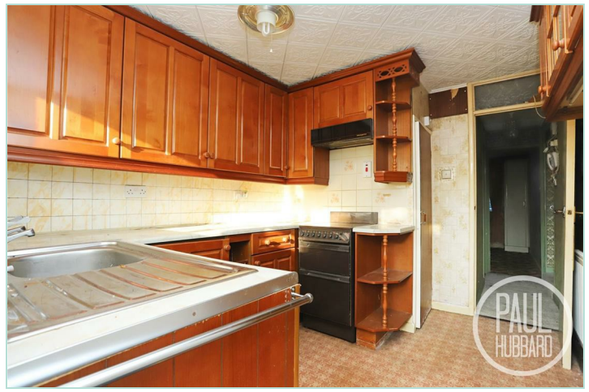
e - info@paulhubbardonline.com t - 01502 531218

PAUL HUBBARD

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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



Summary
This chain-free detached bungalow in sought-after Oulton Broad offers a fantastic renovation opportunity. Set on a generous plot, it features three bedrooms, a spacious sitting room, and a kitchen with built-in storage. Two bedrooms include fitted wardrobes, and the bathroom has an electric shower. Outside, the west-facing rear garden includes sheds, a greenhouse, and a detached garage. Gated off-road parking adds convenience, and the property is close to local shops, schools, and amenities.

Entrance Porch
Timber entrance door to the side aspect, fitted carpet, UPVC double glazed windows to the side & front aspect, a timber frame internal window to the rear aspect, a radiator and a door opens into the sitting room.

Sitting Room
Fitted carpet, UPVC double glazed window to the rear aspect, serving hatch, radiator and a door opens to the hallway.

Hallway
Fitted carpet and doors opening to bedrooms 1-3, the kitchen & bathroom.

Bedroom 1
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and fitted wardrobes.

Bedroom 2
Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes.

Bedroom 3
Fitted carpet, timber frame internal window to the side aspect and a radiator.

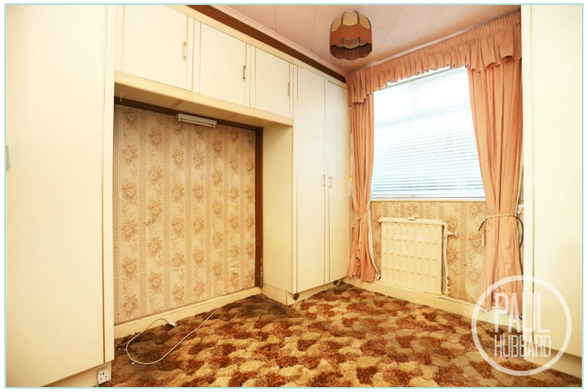
Bathroom
Fitted carpet, secondary glazed obscure window to the side aspect, radiator, tiled walls, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

Kitchen
Fitted carpet, x2 radiators, timber frame window to the rear aspect, built-in storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for a fridge & cooker and a door opens into the garden room.

Garden Room
Tile floors & part tiled walls, UPVC double glazed windows to the side & rear aspect, space for a washing machine and a UPVC door opens to the rear garden.

Outside
Double gates open to off-road parking with space for multiple vehicles, a laid lawn, and a detached garage. A long pathway leads to the side entrance gate, providing access to the main entrance door, an outdoor toilet, and a coal bunker. The pathway continues around to the rear garden.

The west-facing rear garden is laid to lawn and features several timber storage sheds, a greenhouse, and a panel fence surround. It offers a fantastic opportunity to personalise and make the space your own.

Agent note
Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

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.