

£240,000  
Asking Price



## Sycamore Avenue

Oulton Broad, NR33 9PH

- Semi detached family home
- Well presented & improved by the current owners
- 3 separate bedrooms
- Off road parking for multiple vehicles
- Modern kitchen & bathroom
- Good size rear garden
- Gas central heating
- UPVC double glazing
- A sought after cul-de-sac in Oulton Broad
- Close to local amenities & shops







### Entrance Hall

UPVC door & double glazed obscure window to the front aspect, laminate flooring, radiator, space for storing coats & shoes, under-stair storage cupboard, stairs leading to the first floor landing and doors opening to the sitting room & kitchen/ diner.

### Sitting Room

4.45 x 3.23

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.



### Kitchen/ Diner

5.12 x 2.34

Tile flooring, UPVC double glazed window to the side aspect, vertical radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, spaces for a fridge-freezer & washing machine, built-in oven, ceramic hob & extractor hood and a UPVC door opens into the conservatory.

### Conservatory

4.37 x 2.28

Timber frame windows to the side & rear aspect, space for storage & extra appliances, base units & a work surfaces and a door opens into the rear garden.

### Stairs leading to the First Floor Landing

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



### Bedroom 1

3.79 x 3.07

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

### Bedroom 2

3.07 x 3.05

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 3

2.36 x 1.97

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.



### Bathroom

1.95 x 1.69

Tile flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, extractor fan, toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above with both hand-held & rainfall heads.



### Outside

Gated access opens to an attractive frontage featuring a neatly laid lawn and paved pathway, complemented by decorative plants and mature shrubs. An outdoor tap is positioned at the side, and gated access leads to the rear garden. The main entrance door is sheltered by a storm porch, providing a welcoming and practical touch.

The rear garden is well-presented and thoughtfully arranged, with a central lawn, patio seating area, shingle borders, mature shrubs, and a raised planter adding greenery and structure. A pathway leads to the far end of the garden, where gated access opens to two off-road parking spaces. Additional features include a storage shed and outdoor power sockets for convenience.

### Financial Services

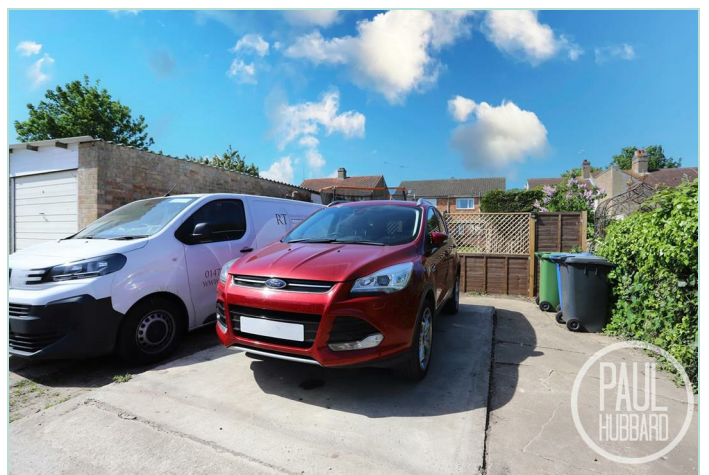
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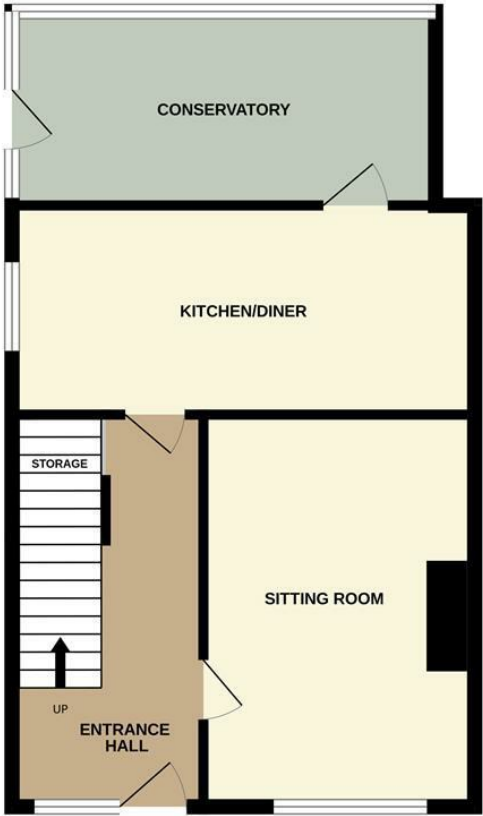




Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	88
(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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