

£260,000  
Asking Price



## Dedham Drive

Oulton, NR32 3ED

- Detached bungalow in sought after Oulton
- South/ West facing wrap around garden
- Gated off road parking for multiple vehicles
- Gas combi boiler
- Electrical works carried out
- Generous corner plot with a wrap around garden
- Detached garage
- 2 separate bedrooms
- Modern kitchen/ diner & recently fitted shower room
- Spacious sitting room







### 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 double glazed windows & composite entrance door to the front aspect, fitted carpet, radiator, storage cupboard with sliding doors and doors opening into the sitting room, kitchen/ diner, bedrooms 1-2 & the shower room.



### Sitting Room

4.58 x 3.65

Fitted carpet, x3 dual aspect double glazed windows and x2 radiators.

### Bedroom 1

3.75 x 3.04

Fitted carpet, UPVC double glazed window to the side aspect, radiator and fitted wardrobes.

### Bedroom 2

2.75 x 2.46

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



### Shower Room

3.08 max x 1.85 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, airing cupboard (housing the gas combi boiler), heated towel rail, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, a walk-in mains-fed shower with both hand-held & rainfall heads, tile splash backs and aqua board wall panels.

### Kitchen/ Diner

3.78 max x 3.53 max

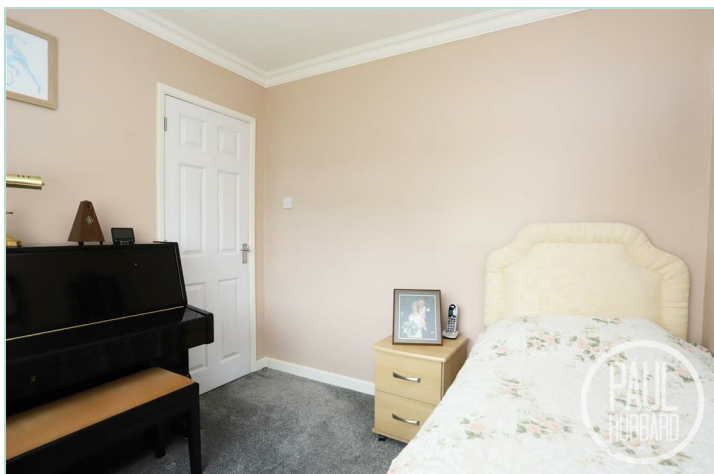
Vinyl flooring, UPVC double glazed window to the rear aspect, storage cupboard, radiator, units above & below, inset stainless steel sink & drainer with mixer tap, tile splash backs, spaces for an oven, washing machine & fridge-freezer and a door opens into the conservatory.



### Conservatory

4.77 x 2.06

Vinyl flooring, UPVC double glazed windows, radiator and a UPVC door opening to the rear garden.



## Outside

The beautifully maintained garden features a neatly laid lawn framed by mature trees and shrubs. A central pathway leads directly to the sheltered main entrance, complete with outdoor lighting. Decorative borders and vibrant plants add charm, while the landscaped garden wraps around to the side, where you'll find an off-road parking space.

To the side of the property, a gated entrance provides access to additional off-road parking. This area includes a low-maintenance patio with artificial lawn—perfect for outdoor dining—with space for a table and chairs. Shingle and shrub borders complement the setting. There's ample parking for multiple vehicles, as well as pedestrian access to the garage, an outdoor tap, and a decorative timber archway adorned with climbing plants. This archway leads to a separate, enclosed space ideal for storage, complete with two timber sheds, a laid lawn, decorative slabs and shingle, planted beds, and gated access to the front garden.

Another charming side garden is accessible through a decorative iron gate. It features a neatly kept lawn and well-tended flower beds. Stepping stones lead to a tranquil patio area bordered by shingle—perfect for additional seating. This south-facing spot enjoys sunlight throughout the day.

## Garage

4.75 x 2.48

Features include lighting, power sockets, and two UPVC double-glazed windows to the front and rear. The garage has been rewired, with sockets and lighting recently renewed. A pedestrian access door provides entry, making it ideal for use as a workshop or additional storage space.

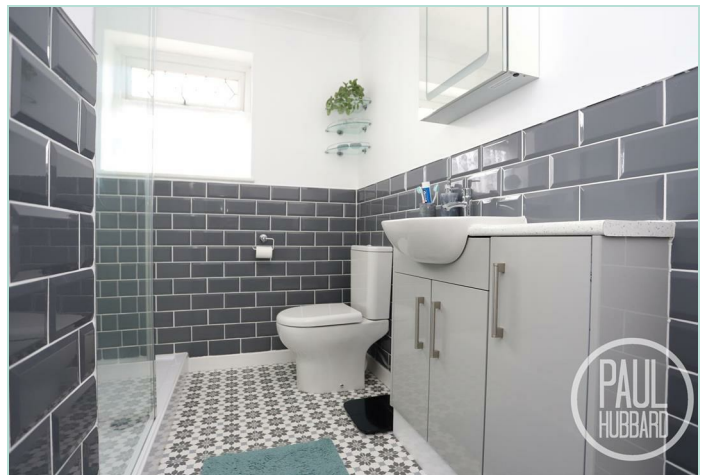
## Financial Services

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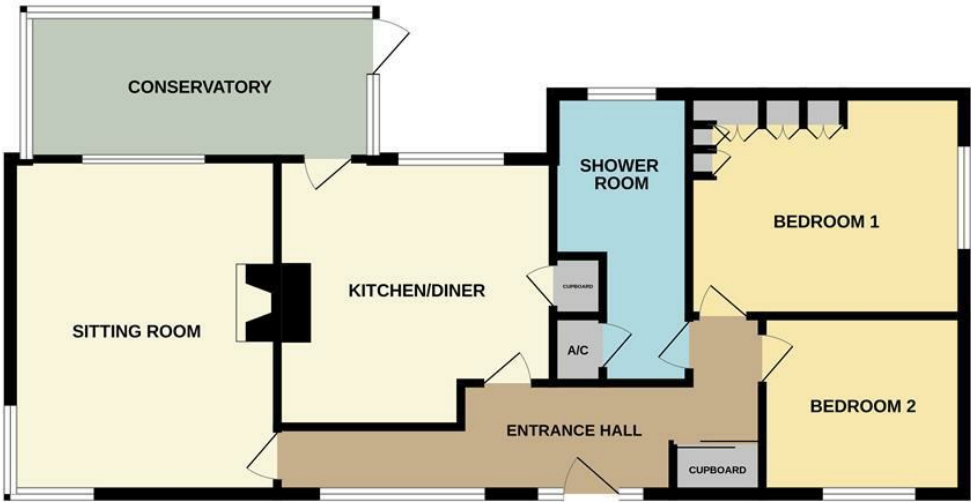
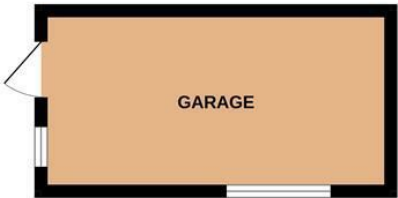




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

DEDHAM DRIVE



DEDHAM DRIVE, OULTON, LOWESTOFT

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

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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