

£300,000  
Guide Price



## Pound Farm Drive

Oulton, NR32 4RQ

- GUIDE PRICE £300,000-£325,000
- Set on a generous corner plot
- Off Road parking for multiple vehicles
- Bathroom & separate shower room
- Recent improvements made throughout
- Modern decor
- Sought after location in Oulton
- Wrap around garden with south facing area
- Close to local amenities & shops
- Well presented detached bungalow





### 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 front aspect, LVT flooring, loft access, down lights, UPVC double glazed window to the side aspect and doors opening to the kitchen & bedroom.

### Bedroom 3

3.59 x 2.93

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



### Kitchen

4.42 x 2.73

LVT flooring, UPVC double glazed window to the rear aspect, down lights, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob with built-in extractor fan, integrated fridge-freezer & dishwasher, and doors opening to the rear garden, bedroom 1 and an opening leads round to the hallway which gives access to bedroom 2, the shower room, the airing cupboard & sitting room.

### Bedroom 1

4.50 x 3.17

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



### Bedroom 2

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

### Shower Room

1.82 x 1.55

LVT flooring, UPVC double glazed obscure window to the side aspect, down lights, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, an mains-fed shower with both handheld & rainfall heads and aqua board wall panels.

### Sitting Room

5.88 max x 3.18 max

Fitted carpet, UPVC double glazed window to the side aspect, x2 radiators, down lights, UPVC French doors open to the rear garden and a door opens into the rear lobby.

### Rear Lobby

Fitted carpet and doors opening the to the bathroom & bedroom 3.

### Bedroom 4

3.16 x 2.56

Fitted carpet, x2 UPVC double glazed windows to the aspect, radiator and down lights.





### Bathroom

2.17 x 1.32

LVT flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, down lights, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with hot & cold taps and aqua board wall panels.

### Conservatory

4.05 x 2.87

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

### Outside

A large driveway provides ample off-road parking for multiple vehicles and is bordered by mature shrubs, a brick wall, and panel fencing for added privacy. Gated access leads to the rear garden, while entry to the front of the property is through a covered storm porch.

The wrap-around garden enjoys a south-facing aspect to the side and features a combination of laid lawn, a tiled and paved patio area, raised planted borders, and a summer house with decking, perfect for outdoor entertaining. Mature shrubs offer excellent privacy, and a large timber workshop with lighting provides ideal storage or hobby space. A door from the garden also leads into the utility room.

### Utility Room

2.29 x 1.16

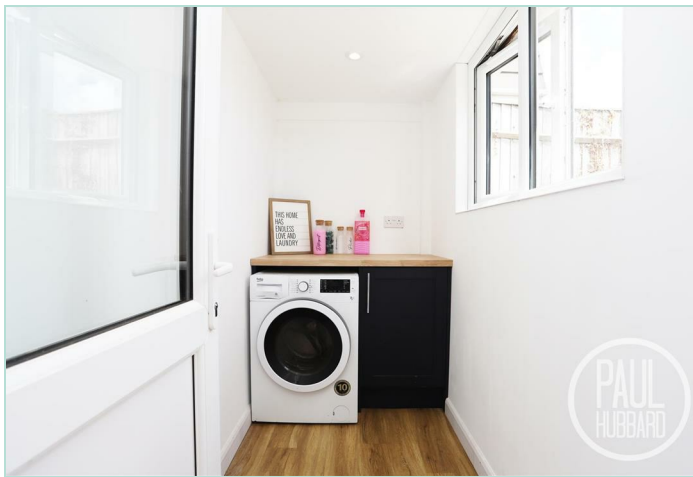
Accessed via a UPVC entrance door from the side, the utility room is fitted with LVT flooring, downlights, and a UPVC double-glazed window overlooking the rear. It includes a base unit with a laminate work surface and space/plumbing for a washing machine, offering a practical and functional space separate from the main kitchen.

### Financial Services

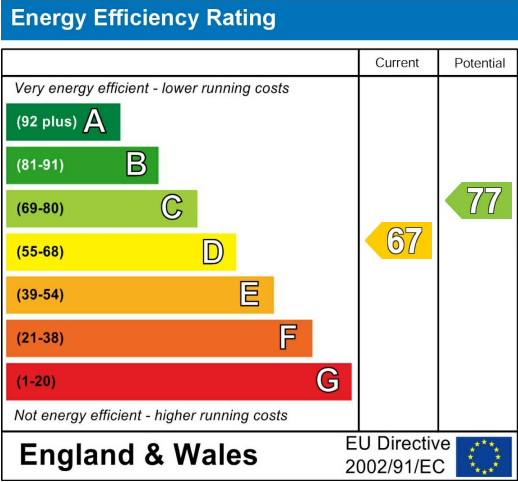
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Tenure: Freehold  
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council



POUND FARM LANE



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