

£260,000  
Offers In Excess Of



## Stansfield Close

Oulton Broad, NR33 9AE

- Peaceful cul-de-sac location
- Two well-proportioned bedrooms
- Bright conservatory with garden views
- Spacious sitting room
- Chain free
- Fully usable loft space utilised as a third bedroom
- Family bathroom
- Off-road parking for multiple vehicles plus a garage
- Generous south-west facing rear garden
- Close to local shops and amenities

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## Summary

Set in a quiet cul-de-sac, this chain-free charming two-bedroom home offers a rare opportunity to acquire a corner plot with versatile living, including a bright conservatory, sitting room, modern kitchen/diner, and a fully usable loft with a pull-down ladder, currently used as a spacious third bedroom. Situated on a plot of around  $\frac{1}{4}$  of an acre, the property provides off-road parking for multiple vehicles, a garage, and beautifully landscaped front and rear gardens, with the generous south-west facing rear garden featuring a patio, lawn, pond, vegetable patch, greenhouse, and shed—perfect for relaxation, outdoor dining, and home growing. With mature planting, privacy, and convenient access to local shops and amenities, this property blends comfort, practicality, and charm.

## 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!

## Porch

2.32 x 1.06 max

Composite entrance door & UPVC double glazed windows to the front aspect, tile flooring and a door opens into the hallway.

## Hallway

Fitted carpet, radiator & doors opening to the bedrooms, bathroom, sitting room & kitchen/ diner.

## Bedroom 1

3.97 x 3.25

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

## Bedroom 2

3.32 x 3.22

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a loft hatch with a pull down ladder.

## Loft Space (Utilised as bedroom 3)

The loft has been thoughtfully converted to provide a versatile lobby and bedroom area. It features a fitted carpet, radiator, and a large Velux window that fills the space with natural light. Cleverly designed fitted cupboards and eaves storage offer excellent practicality without compromising the room's comfort.





### Sitting room

4.24 x 3.26

Fitted carpet, radiator, fireplace and aluminium sliding doors opening to the conservatory.

### Conservatory

3.29 x 3.06

Fitted carpet, dual aspect UPVC double glazed windows and UPVC French doors opening to the rear garden.

### Bathroom

2.85 x 1.33

Fitted carpet, UPVC double glazed obscure window to the rear aspect, extractor fan, radiator, toilet, wash basin set into a vanity unit with hot & cold taps, a panelled bath with hot & cold taps, an electric shower set above and part-tile walls.



### Kitchen/ diner

5.67 x 2.77

Fitted carpet, dual aspect UPVC double glazed windows, radiator, units above & below, inset composite sink & drainer with mixer tap, tile splash backs, built-in double oven, gas hob & extractor hood, space for a washing machine & fridge-freezer, consumer unit and UPVC French doors opening out to the rear garden.

### Garage

5.17 x 2.59

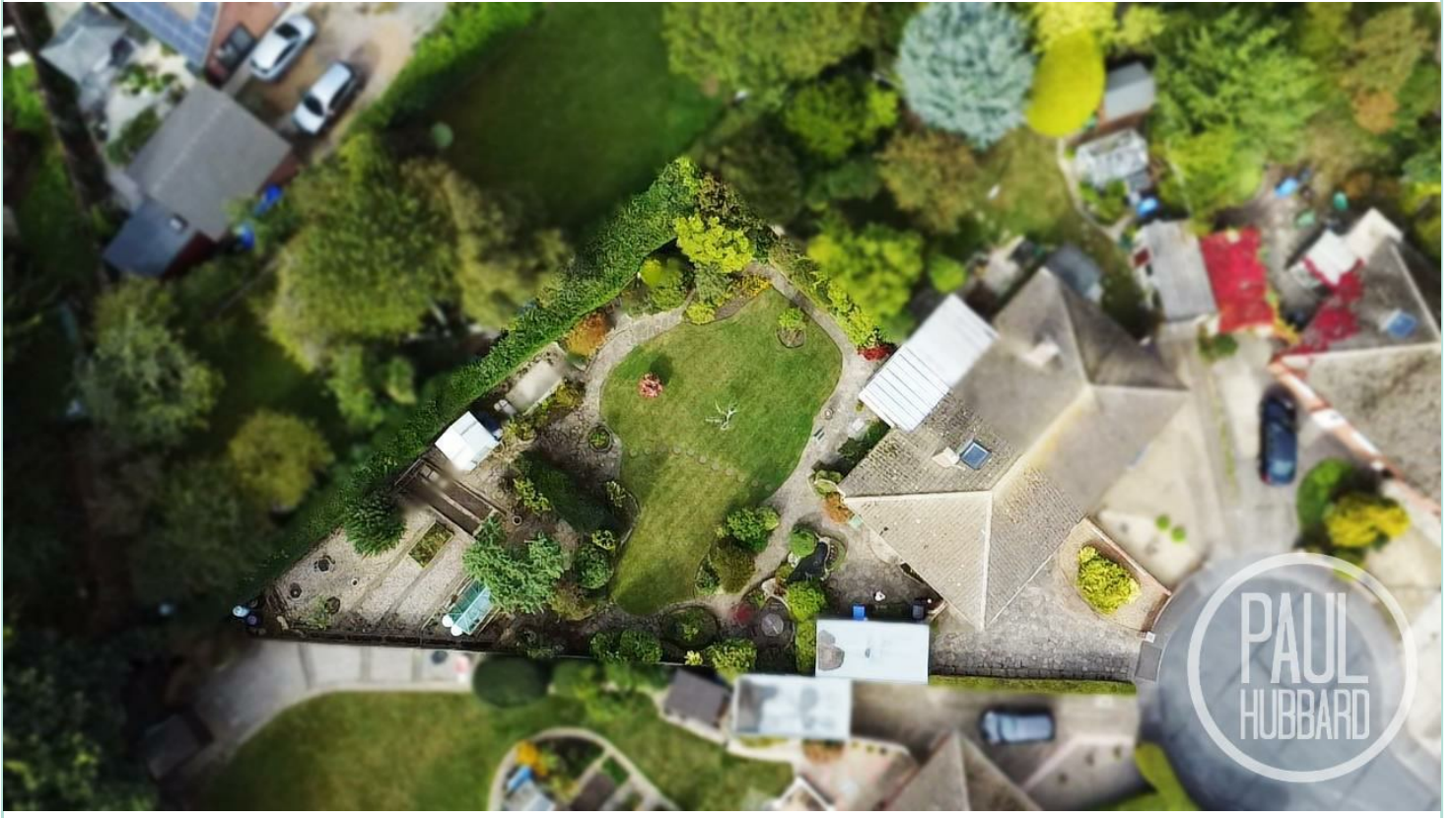
A generous and flexible space, ideal for storage or parking. It benefits from light and power, a UPVC double-glazed side window, and a rear window that enhances brightness. The garage is equipped with an electric up-and-over door to the front and a convenient pedestrian access door from the rear garden. There is also ample room for additional appliances if required, making it a highly practical and adaptable area.

### 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.














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

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</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<br>2002/91/EC |  |

GROUND FLOOR

LOFT SPACE



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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