

£450,000  
Asking Price



## Colville Road

Oulton Broad, NR33 9RF

- Bay-fronted detached bungalow
- Set on a spacious plot with a wrap around garden
- 3/ 4 separate bedrooms
- Well presented throughout
- Off road parking at the rear
- A large garage with space for storage & parking
- 2 spacious reception rooms
- Chain free
- Close to local amenities & shops
- Privately owned solar panels





### 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

A generous entrance hall with original parquet flooring, two radiators, built-in storage cupboards (one housing the consumer unit) and loft access. Doors lead to the main living spaces and bedrooms.



### Sitting Room

5.68 x 5.15

A cosy yet spacious room with a feature cast iron wood burner and brick surround, dual aspect windows including a bay to the front, fitted carpet and two radiators. A door leads through to the dining room.

### Dining Room

3.68 x 4.57

Bright and airy with a bay window to the front, French doors opening onto the garden, two radiators and fitted carpet – perfect for entertaining.



### Kitchen/Breakfast Room

7.12 max x 4.05 max

Well-appointed with a range of units, laminate worktops, integrated appliances including dishwasher and fridge freezer, built-in double oven, gas hob, extractor, and stainless steel sink. Space for a breakfast table with window seats and storage, plus a door to the lobby.

### Lobby

Provides access to the utility, cloakroom and rear garden. Finished with vinyl flooring and a radiator.

### Cloakroom

1.78 x 1.05

Fitted with a WC and vanity basin, tiled flooring and walls and an obscure double glazed window.





### Utility Room

1.80 max x 1.72 max

Practical space with tiled flooring, gas boiler, large storage cupboard housing the hot water cylinder, plumbing for a washing machine, and an obscure double glazed window.

### Bedroom 1

5.74 max x 3.56 max

Spacious double room with fitted carpet, fitted wardrobes, radiator and a front-facing bay window.

### Bedroom 2

5.46 x 3.53

Double room with fitted and built-in wardrobes, bay window, downlights, spotlights and a radiator.

### Bedroom 3

3.69 x 3.37

Another well-sized double with fitted carpet, built-in wardrobes, a rear bay window and radiator.

### Bedroom 4/Home Office

3.25 x 2.88

Currently used as an office with built-in desk and units, original parquet flooring, internal and rear windows – ideal as a work-from-home space or an additional bedroom.



### Bathroom

2.62 max x 2.48 max

A four-piece suite with bath and handheld shower, separate mains-fed shower enclosure, pedestal basin, WC, heated towel rail and tiled floor and walls.

### Shower Room

2.38 max x 1.99 max

Additional shower room with mains-fed shower in a cubicle, WC, pedestal basin, heated towel rail, extractor fan and tiled finish.

### Garage

11.94 x 3.11

Substantial double garage with electric roller doors, power and lighting, side and front windows, a pedestrian door to the garden and space for multiple vehicles or workshop use.







## Outside

The property enjoys beautifully landscaped wraparound gardens. The private front garden features a stone pathway, lawn, shingle areas, established planting and a central water feature. The garden is enclosed by mature trees, shrubs, and fencing.

To the side, a west-facing patio offers a perfect spot for outdoor dining, with a lawn and direct garage access. The rear garden includes further patio and lawn space, a summer house, greenhouse and borders planted with shrubs and flowers. A gated section behind the garage adds versatility with a green house a secure

## 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: E  
EPC Rating: TBC  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (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<br>2002/91/EC |

COLVILLE ROAD  
2333 sq.ft. (216.7 sq.m.) approx.



TOTAL FLOOR AREA: 2333 sq.ft. (216.7 sq.m.) approx.  
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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