

£375,000  
Asking Price

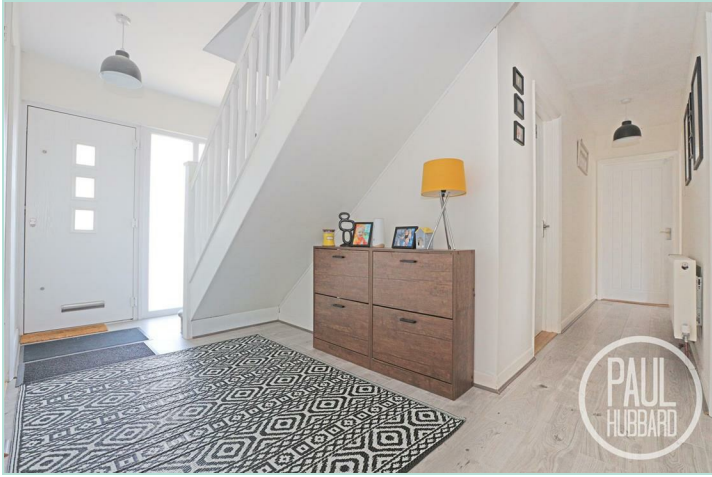


## Skamacre Crescent

Oulton Broad, NR32 2QG

- Spacious family home
- Detached chalet bungalow
- Popular Oulton Broad location
- 4 Separate bedrooms
- Off road parking for multiple vehicles
- South West facing rear garden
- Ample storage space
- Garage with adjoining outhouses
- Modern open plan kitchen/breakfast room
- Sizeable family bathroom





### Location

This 4 bedroom detached chalet bungalow is situated in the popular Oulton Broad location. One of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.

### Entrance Hall

A welcoming entrance hall with double glazed window and a composite entrance door to the front aspect, laminate flooring throughout, stairs leading to the first floor landing, a radiator and doors opening to the family bathroom, kitchen/breakfast room, dining room, sitting room, x2 storage cupboards, bedrooms 3, 4 and UPVC double glazed door opening into the garden.



### Bathroom

2.99m x 2.99m

UPVC double glazed window to the rear aspect, tile flooring throughout, tile walls, a heated towel rail, toilet, vanity unit with inset wash basin, freestanding bath and mains fed shower enclosed within a glass cubicle.

### Sitting Room

4.67m max x 4.06m max

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



### Kitchen/Breakfast Room

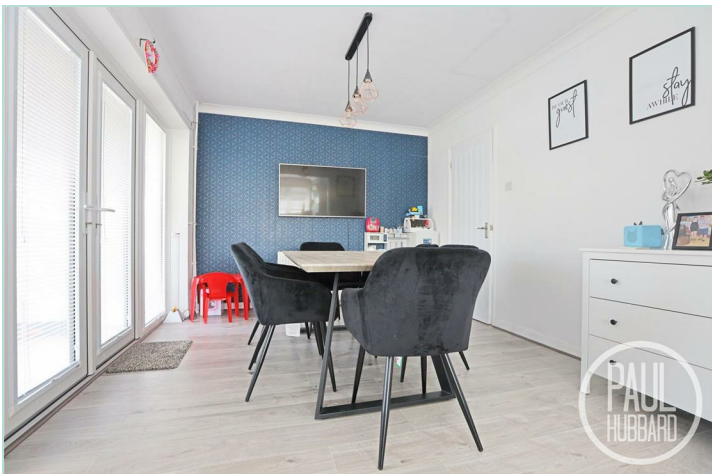
4.10m x 6.14m max

A spacious open plan room with UPVC double glazed windows to the rear and side aspects, laminate flooring throughout, vertical radiator, opening to the dining room, seated storage area, breakfast bar and a selection of units above and below laminate work surfaces, composite sink with drainer, integrated oven and dishwasher. Space for a double fridge and washing machine. Additionally a central island with 5 ring induction hob, extractor fan, integral plugs and a selection of base units surround.

### Dining Room

3.63m x 3.00m

UPVC double glazed windows and French doors to the rear aspect opening into the conservatory, laminate flooring throughout and a radiator.



### Conservatory

3.91m x 3.62m max

Timber door to the side aspect opening into the garden and windows surround, x2 skylights and laminate flooring throughout.

### Bedroom 3

2.59m x 3.03m

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



#### Bedroom 4

1.95m x 2.46m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

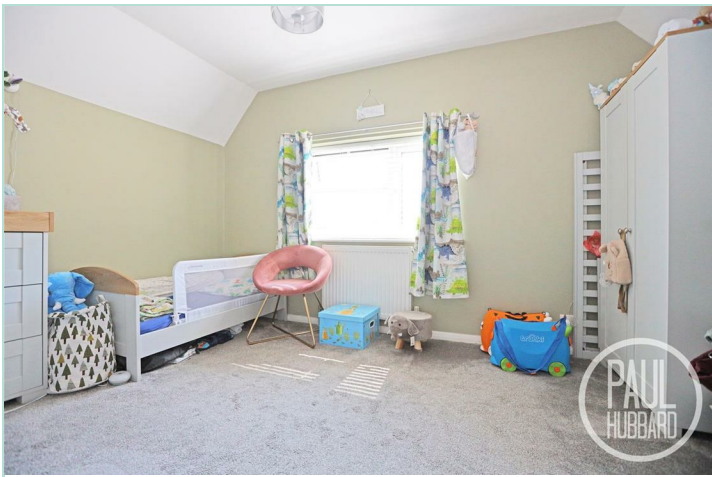
#### First Floor Landing

Carpet flooring throughout, a loft hatch and doors opening to bedrooms 1-2 and a built in cupboard housing the gas boiler.

#### Bedroom 1

3.04m x 3.87m max

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, built in wardrobes and drawers and a door opening to eaves storage.



#### Bedroom 2

2.63m x 3.87m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and door opening to eaves storage.

#### Outside

Garage (3.00m x 6.12m)

A brick built garage with up and over door to the front aspect, timber window to the side aspect, light and power inside. It also benefits from an adjoining outhouse with lean to, x2 storage sheds and an external WC.

To the front of the property a brick weave driveway offers off road parking for multiple vehicles and leads up to the main entrance door, timber gate opening to the rear and a laid lawn front garden which sweeps round to the side aspect boarded by a level timber fence and features a selection of plants and shrubs.



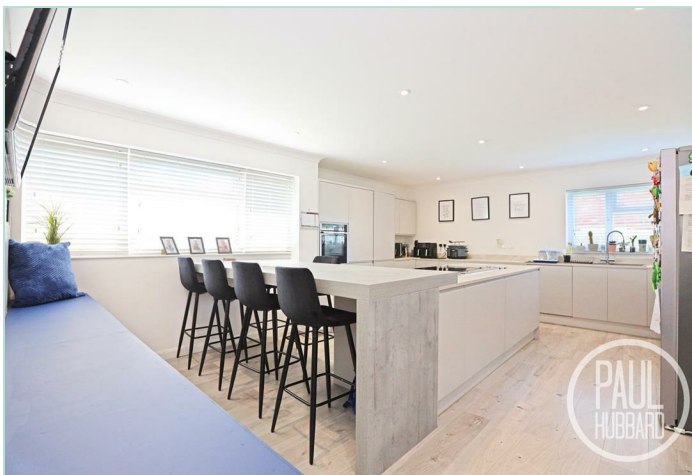
To the rear of the property a passage with patio pathway leads up to an external WC, x2 storage rooms, a lean to with additional outhouse attached, the garage and patio seating area which opens up to a south west facing laid lawn garden with raised bark play area and timber gate opening to side access.

#### 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: D  
 EPC Rating: D  
 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

GROUND FLOOR  
 1449 sq.ft. (134.6 sq.m.) approx.

1ST FLOOR  
 361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1810 sq.ft. (168.2 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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