

£200,000  
Guide Price



## Clarkson Road

Oulton Broad, NR32 3NX

- VERY POPULAR LOCATION
- 3 DOUBLE BEDROOMS
- TASTEFULLY DECORATED
- MULTI FUEL BURNER IN LOUNGE
- GAS CENTRAL HEATING, COMBI BOILER
- GARDEN WITH BEAUTIFUL SUNROOM
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO SHOPS, PARKS, BROADS AND TRANSPORT LINKS
- OULTON BROAD
- MUST BE SEEN TO FALL IN LOVE





### Location

Discover the hidden gem of Oulton Broad, home to one of the UK's best inland waterways and just a stone's throw from Lowestoft. This vibrant area is filled with independent eateries, cosy coffee shops, and picturesque parks, making it ideal for both relaxation and adventure. Families will appreciate the proximity to the well-regarded Oulton Broad Primary School, just a short walk away, while the nearby Oulton Marshes provide a perfect setting for outdoor activities. With two train stations offering direct links to Norwich and Ipswich, exploring this stunning location has never been easier.



### Entrance hall

UPVC entrance door to the side aspect, fitted carpet, stairs leading to the first floor landing and doors opening to the sitting room & dining room.

### Sitting room

4.43 into bay x 3.83

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator, multi-fuel burner and a wall-mounted unit (housing the consumer unit).

### Dining room

3.83 x 3.56

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, fitted storage units, under-stair storage cupboard and an opening leading through to the kitchen.



### Kitchen

3.33 max x 2.36 max

Laminate flooring, x2 UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, ceramic butler sink with mixer tap, spaces for a fridge-freezer & oven and an opening leads through to the rear lobby.

### Rear lobby

Tile flooring and doors opening to the shower room & conservatory.



### Shower room

1.87 x 1.65

Tile flooring, UPVC double glazed obscure window to the side aspect, part tiled walls, heated towel rail, suite comprises a toilet, a pedestal wash basin with a mixer tap set into a timber unit and an electric shower set into a cubicle enclosure.



### Conservatory

3.21 x 3.12

Laminate flooring, UPVC double glazed windows to the side & rear aspect, radiator, a fitted timber work surface with spaces for a washing machine & tumble dryer and UPVC French doors opening to the rear garden.

### Stairs leading to the first floor landing

Fitted carpet, radiator, loft access and doors opening to bedrooms 1 & 2.

### Bedroom 1

4.30 x 3.56

Fitted carpet, x2 UPVC double glazed windows to the front aspect, period fireplace and a door opening to a built-in wardrobe.

### Bedroom 2

4.30 x 3.64

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace and a door opening to bedroom 3.

### Bedroom 3

5.19 max x 2.85 max

Small steps down take you to bedroom 3 which comprises, fitted carpet, x2 UPVC double glazed windows to the side & rear aspect, radiator, fitted wardrobe (housing the wall-mounted gas combi boiler) and a period fireplace.



### Outside

The front garden is tastefully landscaped with bark and features a raised planter filled with decorative flowers, offering a welcoming approach to the property. A shared side passageway provides access to the main entrance door and leads to a gated entry to the rear garden.

The rear garden is thoughtfully designed, featuring a decking area with raised planters, a well-maintained lawn and an outdoor tap at the side for convenience. A timber shed provides additional storage space and the garden is fully enclosed by a panel fence surround.



### 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: 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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



CLARKSON ROAD

TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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