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£260,000
Offers Over







Kevington Drive

Oulton, NR32 3JL

- Well presented detached family home
- 3 separate bedrooms
- Multiple spacious reception areas
- Modern décor throughout
- Set in the sought after area of Oulton
- Gas central heating with combi boiler
- Off road parking for multiple vehicles
- Garage
- Great transport links nearby, plus shops & amenities
- Nearby outstanding rated schools

PAUL HUBBARD

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Location - Oulton Broad

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 Lobby open to Sitting Room

5.47 max x 5.35 max

UPVC entrance door to the side aspect, recessed door mat leading to fitted carpet, spacious built-in under-stair storage cupboard (housing the consumer unit), a door opens to the kitchen/ diner & a UPVC sliding doors open to the garden room.

Garden Room

5.17 x 4.06 max

An impressive additional reception space featuring laminate flooring, dual aspect UPVC double glazed windows, spotlights, x4 feature sky light windows and UPVC French doors opening to the rear garden.

Kitchen/ Diner

5.47 x 2.94

LVT flooring, x2 UPVC double glazed windows to the front aspect (1 bay), radiator, units above & below, laminate work surfaces, inset ceramic sink & drainer with mixer tap, built-in oven, ceramic hob & stainless steel extractor fan, gas combi boiler and space for a washing machine, dishwasher, tumble dryer & an American style fridge-freezer.

Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to the bedrooms & bathroom.

Bedroom 1

4.38 max into wardrobes x 2.95

Fitted carpet, UPVC double glazed window to the front aspect, radiator and multiple fitted wardrobes.

Bedroom 2

3.33 max x 2.30 max

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

Bedroom 3

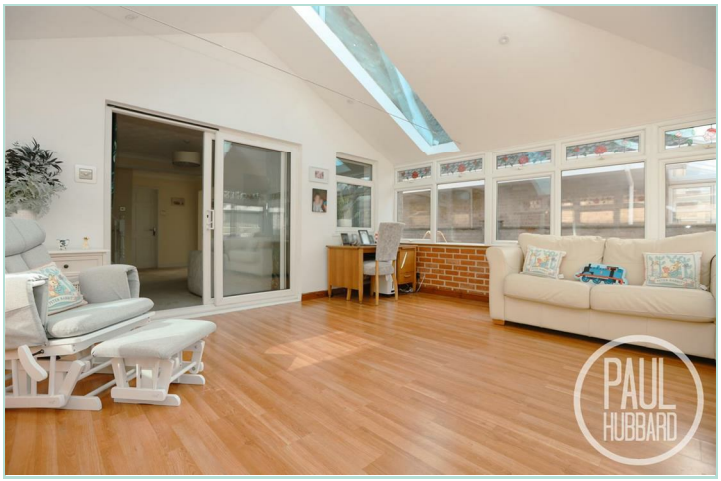
2.71 x 2.35

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

Bathroom

2.51 x 1.75

LVT flooring, UPVC double glazed window to the side aspect, extractor fan, heated towel rail, spotlights, toilet & wash basin both set into separate vanity units with laminate work surfaces, a panelled bath tub with a mixer tap, a mains-fed shower set above with both handheld & rainfall heads and tiled splash backs.









Outside

The property benefits from an attractive frontage, featuring a laid lawn, shingle landscaping and outdoor lighting, alongside an external water tap. A paved driveway provides generous off-road parking for multiple vehicles, with a convenient side entrance door and gated access leading through to the rear garden.

The south-west facing rear garden offers an ideal setting for outdoor relaxation and entertaining, with a brick-weave patio, a well-maintained lawn and a raised patio area providing additional space for seating. Established planted borders, well stocked with mature shrubs, while further benefits include access to the garage and a timber storage shed. Enjoying a pleasant degree of privacy, the garden has the added advantage of no properties directly overlooking the rear.

Garage

5.15 x 2.51

Detached brick-built garage with side door access, laminate flooring and a recently rewired electrical system with power and lighting throughout. Fitted storage units and a work surface provide a practical workspace. The main garage door has been temporarily blocked for soundproofing but can be reinstated if required.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.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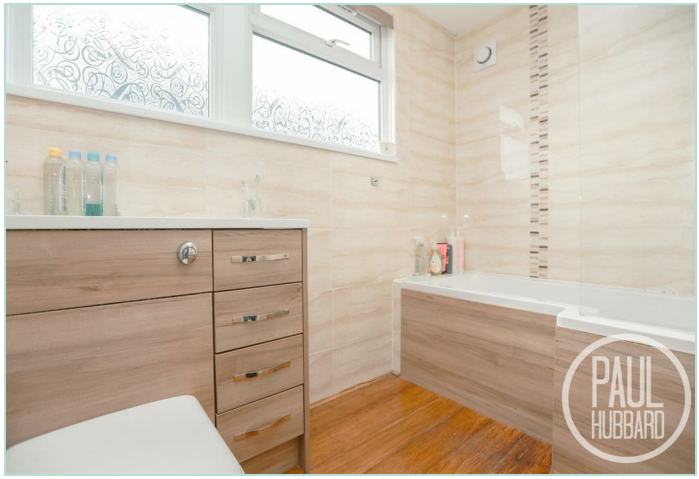
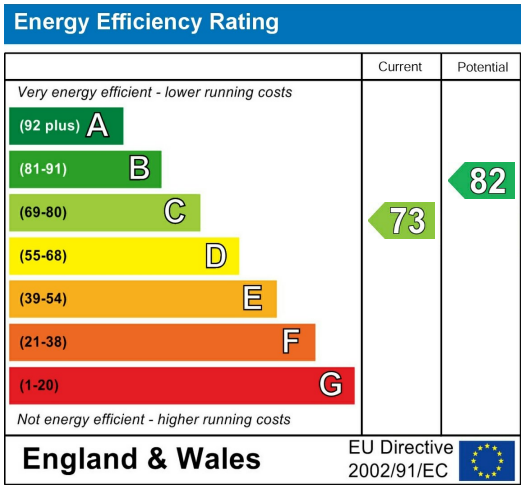




Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements