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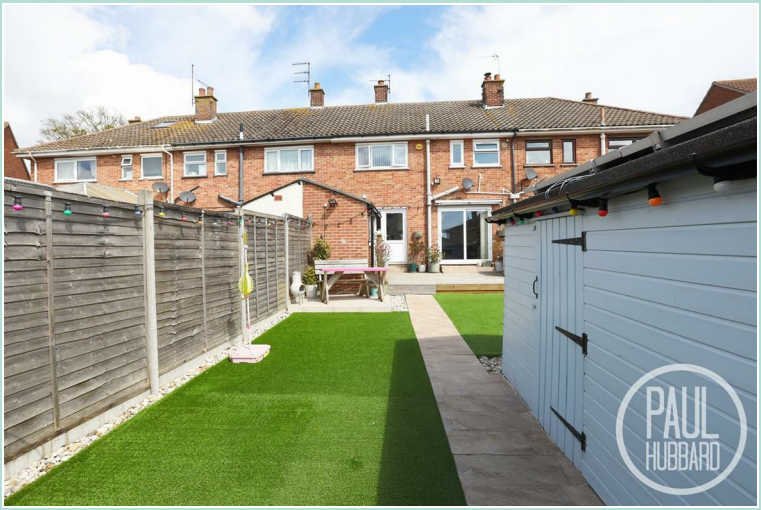
£200,000
Guide Price



Oulton Road

Oulton Broad, NR32 4QW

- Chain free family home
- Three separate bedrooms
- Modern kitchen and bathroom
- Landscaped south facing rear garden
- Beautifully presented throughout
- Open plan living space with cast iron wood burner
- Two reception rooms
- Off road parking for multiple vehicles
- Close to local amenities, shops & schools
- Porch and entrance hall

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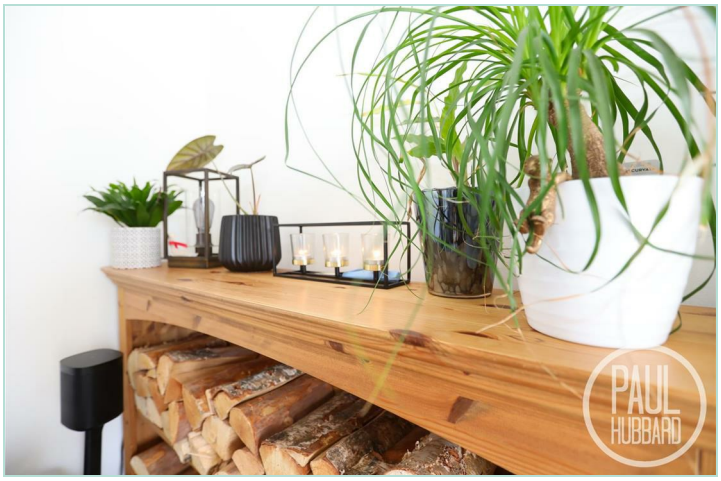


Location - Lowestoft

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Porch

1.3 1.2

UPVC double glazed window to front aspect, UPVC double glazed door opening to side aspect, carpet flooring and door opening to entrance hall

Entrance Hall

Stairs leading to first floor landing, carpet flooring and doors opening to storage cupboard and into dining room

Dining room

3.7 2.8

UPVC double glazed window to front aspect, carpet flooring and opening into lounge

Lounge

3.8 3.7

UPVC double glazed sliding door opening into rear garden, carpet flooring, cast iron wood burner and opening to kitchen

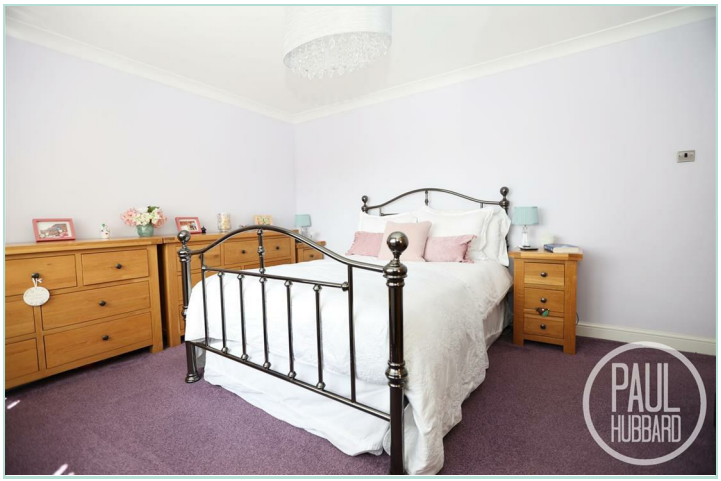
Kitchen

3.3 1.9

UPVC double glazed window to rear aspect, UPVC double glazed door opening to rear garden and laminate flooring. Units above and below work surfaces with inset stainless steel sink, drainer and water softener. Integrated oven with induction hob and extractor fan. Spaces for fridge, freezer and dishwasher

Stairs leading to first floor landing

Carpet flooring, doors opening to bathroom, bedrooms 1-3 and airing cupboard. Loft hatch with ladder access to fully boarded loft space



Bathroom

2.3 2.1

UPVC double glazed window to rear aspect x2, tile flooring with under floor heating. Toilet, pedestal wash basin, free standing bath with mixer tap, heated towel rail and separate mains fed shower in glass cubicle

Bedroom 1

4.0 3.3

UPVC double glazed window to rear aspect and carpet flooring

Bedroom 2

3.9 3.4

UPVC double glazed window to front aspect, carpet flooring and fitted desk area

Bedroom 3

3.3 2.4

UPVC double glazed window to front aspect and carpet flooring

Outside

To the front is an easy maintenance brick weaved driveway offering parking for multiple vehicles. Tiled walkway leads down to front door with passage walkway leading to rear garden.

To the rear is a fully landscaped garden with artificial laid lawn, feature stone borders and door opening to brick built utility room - spaces inside for 3 white goods with fitted wall units. Door opens into cladded workshop offering additional rear access.

Financial services

Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for you. Why not call or email in today to arrange your free, no obligation quote.

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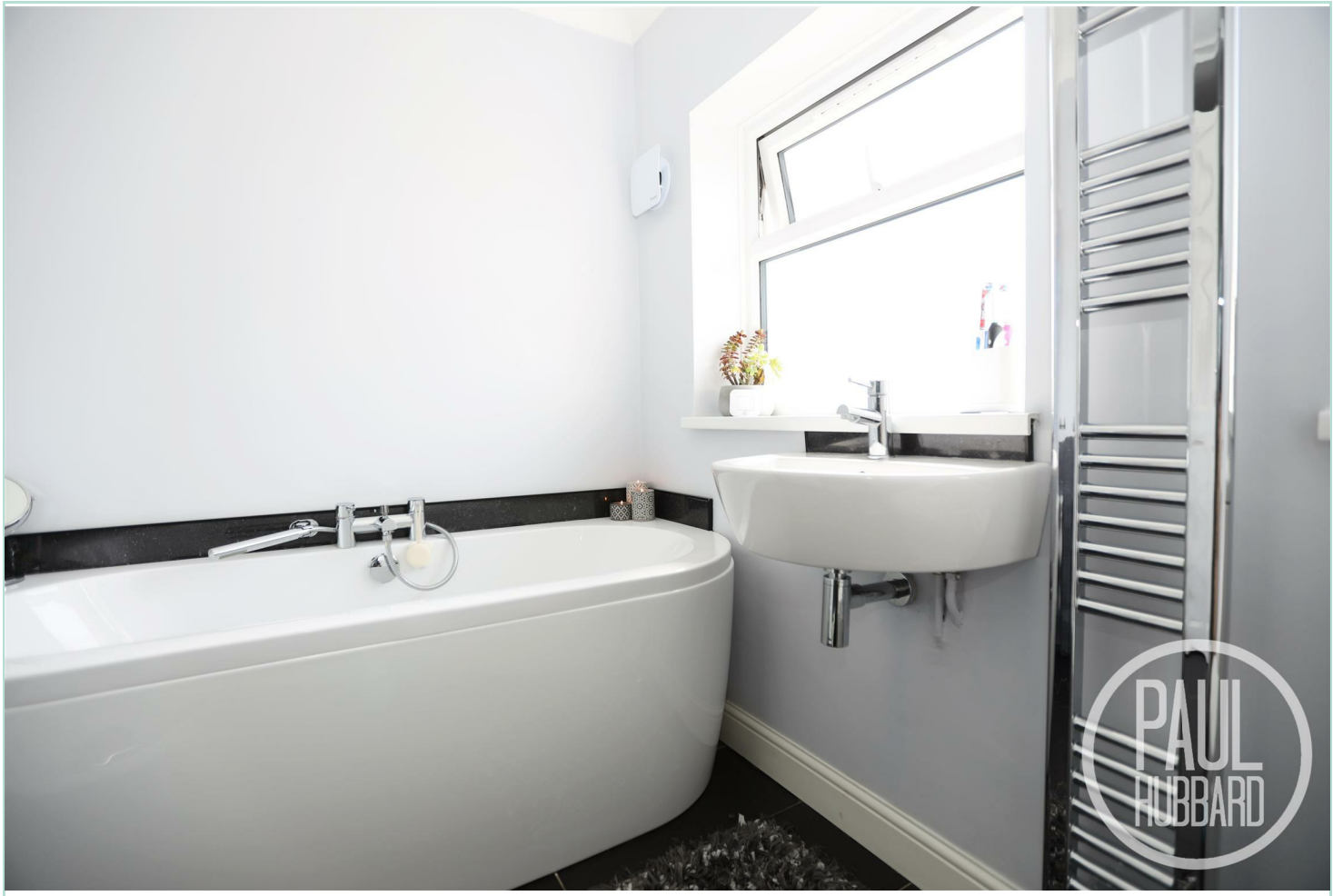
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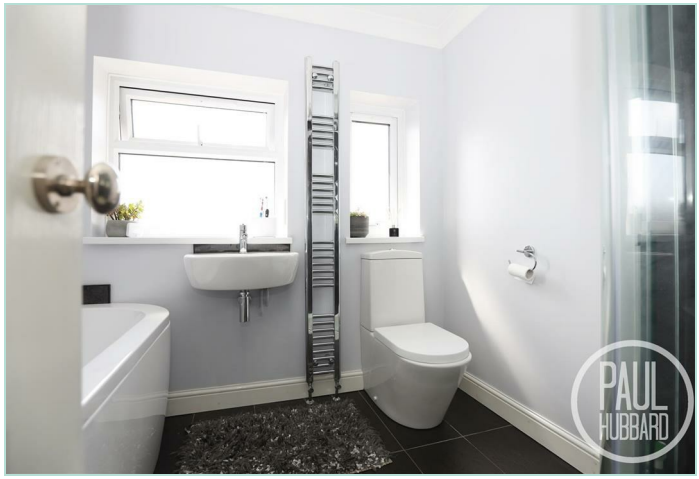
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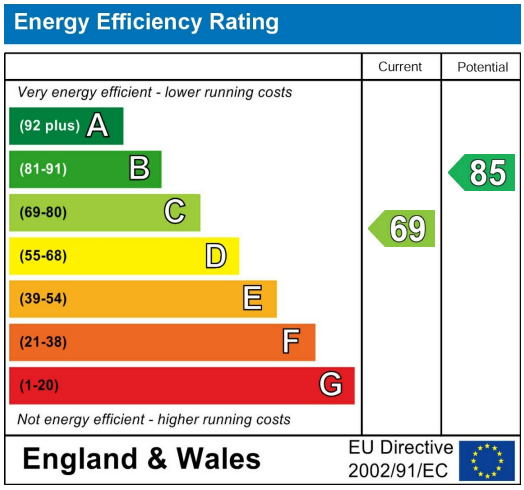
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk council



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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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