

£600,000  
Asking Price



## Harrier Drive Oulton Broad, NR33 9PQ

- Stunning detached family home
- Flexible accommodation with 5/6 separate bedrooms
- Two bedrooms benefit from modern en-suite shower rooms
- Solar panels
- Stylish fitted kitchen with adjoining utility room
- Family bathroom with bath and separate shower cubicle
- Gas central heating, UPVC double glazing and quality flooring throughout
- Off-road parking for multiple vehicles and a spacious double garage
- Beautiful rear garden with summerhouse
- Close to local shops, schools, amenities and excellent transport links

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### Entrance Hall

Composite entrance door & UPVC double glazed window to the front aspect, Karndean flooring, stairs leading to the first floor landing, under-stair storage cupboard, and doors open to the study, cloakroom, sitting room & kitchen.

### Study/ Extra Bedroom

4.04 x 3.06

This room is a versatile space, perfect for use as a study, extra reception room or bedroom. Comprising UPVC double glazed window to the side aspect, Karndean flooring and a radiator.

### Cloakroom

3.04 max x 1.50 max

Karndean flooring, UPVC double glazed obscure window to the side aspect, toilet, hand wash basin set into a vanity unit with a mixer tap, radiator and tile splash backs.

### Sitting Room

7.84 x 4.18

Karndean flooring, UPVC double glazed window to the front aspect, x3 radiators, feature wood-burning stove, double doors open into the dining room and UPVC French doors open to the rear garden.

### Dining Room

4.17 x 2.97

Karndean flooring, radiator, UPVC French doors open to the rear garden and connecting doors to sitting room and kitchen.

### Kitchen

5.10 max x 3.26 max

Karndean flooring, spotlights, radiator, UPVC double glazed window to the rear aspect, fitted units above & below, laminate work surfaces, tile splash backs, space for a Rangemaster style cooker, built-in extractor hood, inset stainless steel sink and drainer with mixer tap, integrated fridge/freezer & dishwasher, freestanding butcher-block island and doors open into the utility room & dining room.

### Utility Room

2.40 x 2.06

Karndean flooring, units above & below, laminate work surface, tile splash backs, inset stainless steel sink and drainer with mixer tap, space for washing machine & tumble dryer, wall-mounted gas boiler, radiator and a door opens to the side passage.

### Stairs leading to the First Floor Landing

Carpet flooring, radiator, loft access and doors opening to bedrooms 1-5, a built-in storage cupboard & the family bathroom.

### Bedroom 1

5.70 max x 4.21 max

Karndean flooring, x2 radiators, UPVC double glazed window to the side aspect, built-in wardrobe and a door opens to the en-suite shower room.





### Bedroom 1 Ensuite Shower Room

1.80 max x 1.40 max

Vinyl flooring, toilet & hand wash basin, set into vanity unit with a mixer tap, heated towel rail, shower cubicle with a mains-fed shower and a UPVC double glazed obscure window to the front aspect.

### Bedroom 2

4.40 max x 3.56 max

Karndean flooring, radiator, UPVC double glazed window to the front aspect and a door opens to the en-suite shower room.

### Bedroom 2 En-suite Shower Room

2.4 max x 1.0 max

Vinyl flooring, toilet, hand wash basin set into a vanity unit with a mixer tap, heated towel rail, tile splash backs and shower set into a cubicle enclosure with mains-fed shower.

### Bedroom 3

4.17 x 3.18

Karndean flooring, radiator and a UPVC double glazed window to the rear aspect.

### Bedroom 4

3.98 x 3.08

Karndean flooring, radiator, spotlights and UPVC double glazed window to the rear aspect.

### Bedroom 5

3.33 max x 3.08 max

Karndean flooring, radiator and a UPVC double glazed window to the rear aspect.



### Bathroom

2.78 x 2.25

Vinyl flooring, toilet & hand wash basin set into vanity unit with a mixer tap, panelled bath with a mixer tap, tiled walls, separate shower cubicle with a mains-fed shower, heated towel rail and a UPVC double glazed obscure window to the side aspect.





### Outside

Set within a private cul-de-sac off Cotmer Road, this property boasts a welcoming frontage with a lawned area opposite, a brick-weave driveway providing off-road parking for multiple vehicles, and a further lawn adorned with mature shrubs and a tree, adding both greenery and curb appeal. Decorative shingle and planted borders line the side of the front door, which is sheltered by a storm porch, while outdoor lighting enhances the entrance. A double garage with twin up-and-over doors and gated access to the rear completes the exterior.

The generous rear garden features a well-maintained lawn, patio, and raised decking ideal for seating. Shingle borders with mature shrubs and plants surround the space, which also includes a summerhouse, outdoor tap, and pedestrian access to the garage at the side.

### Garage

5.84 x 5.81

This spacious double garage provides ample room for parking, storage, or use as a workshop. It features two up-and-over doors at the front, a UPVC pedestrian door and double-glazed window on the side, and is equipped with lighting, power sockets, and a consumer unit.

### 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: F  
 EPC Rating: C TBC  
 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>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</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



1ST FLOOR



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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