

£400,000
Guide Price



Elm Tree Road

Lowestoft, NR33 9ES

- Guide price £400,000 - £425,000
- 3 bedrooms + attic room
- Cul de sac in the popular Oulton Broad location
- Off road parking for multiple vehicles
- West facing garden
- Swimming pool + jacuzzi
- Well presented throughout
- Spacious lounge/diner
- Garage with light and power
- Master bedroom with ensuite





Location

This 3 bedroom bungalow is situated in a cul de sac in Oulton Broad South, close to local amenities and walking distance to 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 Hall

UPVC double glazed window and door to the side aspect, laminate flooring throughout, a radiator, doors opening to bedrooms 1-2, the study, shower room, kitchen, airing cupboard and x2 built in cupboards.

Bedroom 1

5.74m x 3.41m max

A sizeable master bedroom with UPVC double glazed windows to the front and side aspects, carpet flooring throughout, a radiator and doors opening to an en-suite and built in wardrobes.

En-suite

1.00m x 1.48m

Laminate flooring throughout, a toilet with hidden cistern and slimline vanity unit with inset hand wash basin.

Bedroom 2

4.40m into wardrobe x 3.18m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and sliding doors opening to a built in wardrobe.

Study

2.73m x 3.30m

UPVC double glazed window to the side aspect, laminate flooring throughout, a radiator, paddle stairs to the attic room and an opening to the lounge/diner.

Attic Room

3.38m x 2.89m

Window to the rear aspect, carpet flooring throughout and door opening to separate loft space which is particularly bordered.

Lounge/Diner

4.54m x 7.20m

A spacious reception room with UPVC double glazed windows to the side aspects and sliding doors to the front aspect opening into to the garden, x2 radiators and carpet flooring throughout.



Shower Room

1.63m x 2.24m

UPVC double glazed window to the side aspect, laminate flooring throughout, part tile walls throughout, a heated towel rail, vanity unit with inset hand wash basin and toilet with hidden cistern, a mains fed rainfall shower with handheld attachment enclosed within a glass cubicle.

Kitchen

3.52m x 2.95m max

UPVC double glazed window to the side aspect, LVT flooring throughout, part tile walls, doors to the lobby and reception/bedroom 3. Units above and below, laminate work surfaces, composite sink with drainer, heated towel rail, extractor fan, ceramic sink, integrated dishwasher, microwave, oven, washing machine, full length fridge and freezer.

Reception/Bedroom 3

2.76m x 2.98m

Currently being used as an additional reception room but has the potential to be used as a third bedroom, comprising of a UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Lobby

0.97m x 1.63m

UPVC double glazed door to the side aspect opening into the garden, tile flooring throughout, part tile walls and a built in cupboard.



Outside

Garage 5.88m x 2.88m

A brick built garage with electric roller door to the front aspect, UPVC double glazed window and door to the side aspect, light, power and car pit inside.

To the front of the property a sizeable pebbled and patio driveway with off road parking for multiple vehicles which leads up to a carport, main entrance door, garage and x2 timber gates opening to the rear.

To the side of the property a fully enclosed west facing artificial lawn garden which benefits from an outdoor heated pool, jacuzzi, outside shower, timber summerhouse and sizeable patio seating area which sweeps round to the rear with timber gate opening to an additional area which houses the oil tank a converted timber laundry house and access to the garage.

Agent Note

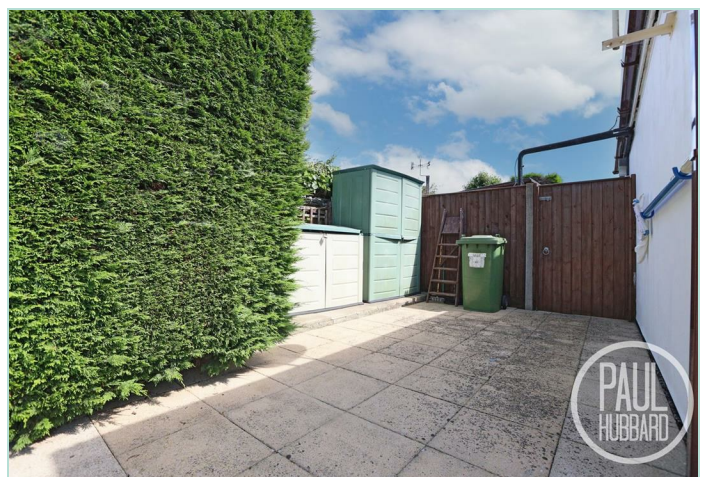
- Access is gained to the property down a shared driveway which all neighbouring properties have right of way access over.
- This property is fuelled by an oil fired boiler.

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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