

£365,000
Asking Price



Fairfield Drive Oulton, NR33 8QG

- Extended detached family home
- Set on an extremely sought after cut-de-sac in Oulton broad
- Generous South facing rear garden
- Further scope to extend
- Period features throughout
- Ground floor WC & Gorgeous first floor bathroom
- Chain free
- Off Road parking for multiple vehicles & garage
- Close to local shops, schools & amenities
- Great transport links

**PAUL
HUBBARD**



Location

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 Hall

UPVC entrance door to the front aspect, fitted carpet, recessed door mat, radiator, UPVC double glazed bay window to the front aspect, stairs leading to the first floor landing, under-stair storage cupboard and a door opens into the sitting room.



Sitting Room

7.70 x 3.27

Fitted carpet, x2 UPVC double glazed window to the side & rear aspect, x2 radiators, fireplace, feature timber beam, UPVC doors open to the rear garden and doors open to the cloakroom & dining room.



WC

1.62 x 0.83

Tile flooring, extractor fan, toilet, wall-mounted wash basin with hot & cold taps and tile splash backs.

Dining Room

3.03 x 2.72

Vinyl flooring, UPVC double glazed window to the side aspect, radiator and a door opens into the kitchen.

Kitchen

4.73 x 2.73

Tile flooring, x2 UPVC double glazed window to the side & rear aspect, vertical radiator, extractor fan, units above & below (with ample cupboard space), laminate work surfaces, inset stainless steel sink & drainer with mixer tap, integrated dishwasher, spaces for a range after style oven, fridge-freezer & washing machine, cupboard housing the gas boiler and a UPVC door opens to the rear garden.



Stairs leading to the First Floor Landing

Fitted carpet, loft access, UPVC double glazed window to the side aspect and doors opening to the bedrooms & bathroom.



Bedroom 1

4.64 max x 3.06 max

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

Bedroom 2

3.34 x 3.14

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a period fireplace.

Bedroom 3

3.29 x 3.06

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

Bedroom 4

3.04 x 2.72

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

Bathroom

3.59 x 3.45

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, part tiled walls, toilet, pedestal wash basin with hot & cold taps, freestanding roll top bath tub with mixer tap & a handheld shower attachment and a step up to a separate shower enclosure with a mixer fed shower & both rainfall & handheld heads.

Outside

The property features a brick weave driveway leading to an integral garage, offering off-road parking for multiple vehicles. The decorative shingle frontage is bordered by a brick wall, with gated access to the rear for added convenience. The main entrance is sheltered by a storm porch, enhancing the curb appeal of this attractive home.

To the rear, a generously sized, fully enclosed garden offers a private outdoor retreat, with a large patio area, tiered lawn, and a range of mature plants, shrubs, and trees. Additional features include a pond, summer house, timber storage shed, outdoor tap, and surrounding brick wall and panel fencing, perfect for both relaxation and entertaining.

Garage

5.24 x 2.81

A spacious integral garage with up-and-over door, fitted with power, lighting, an electric consumer box, and ample space for storage or parking.

Financial Services

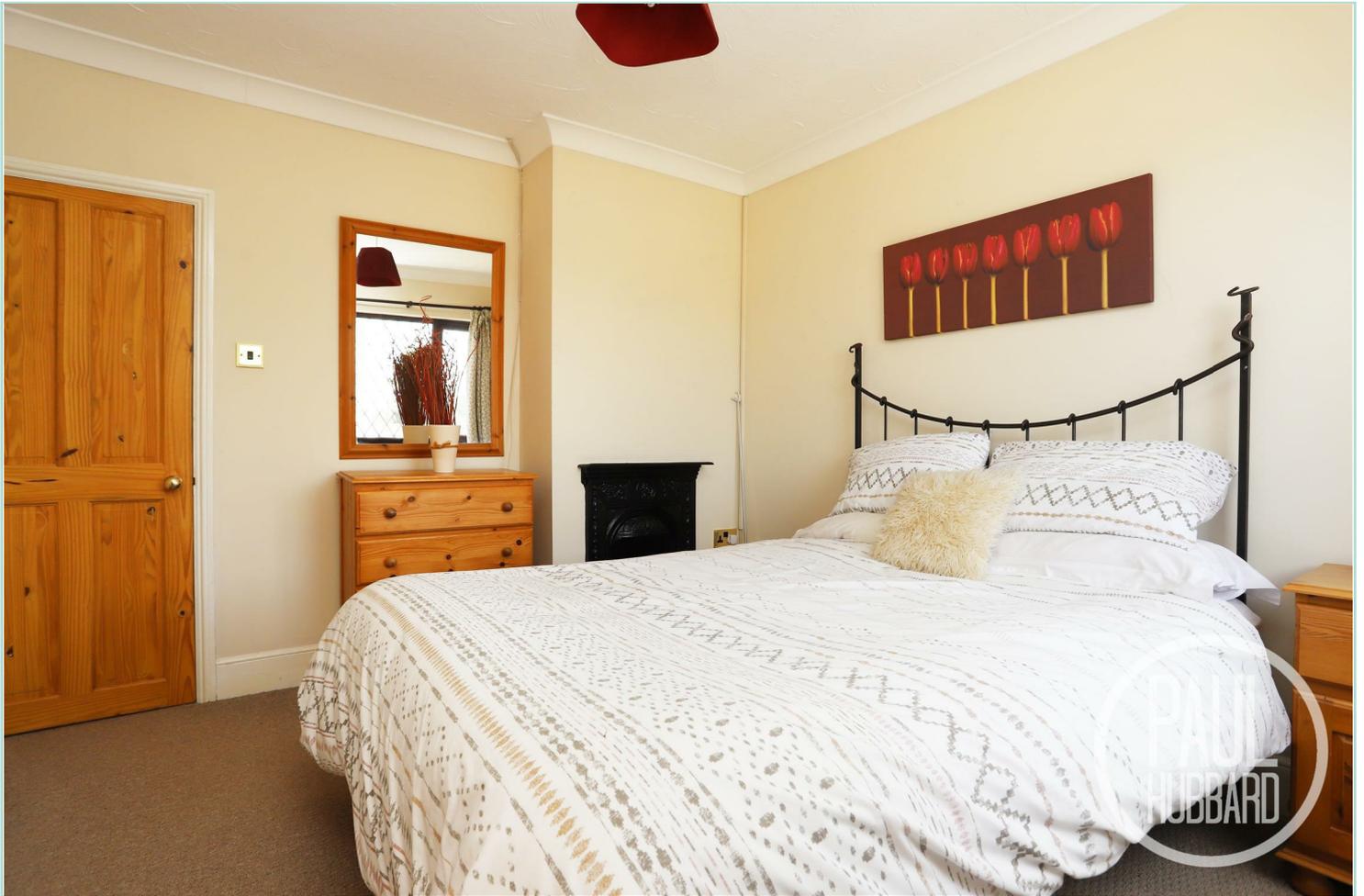






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Tenure: Freehold
 Council Tax Band: D
 EPC Rating: D TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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