

£280,000  
Asking Price



## Tubby Walk

Suffolk, NR32 4GY

- Well presented town house
- 4 separate bedrooms
- Master bedroom with en-suite shower room
- Off road parking for multiple vehicles
- Open plan living space
- South west facing rear garden
- Close to local amenities shops & schools
- Ground floor cloakroom
- Sought after Oulton location
- Gas central heating







### 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

Composite entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor, built-in under-stair storage (housing water cylinder), space for storing coats & shoes and doors opening to the cloakroom & the open-plan living space.



### Cloakroom

1.88 x 0.88

Laminate flooring, UPVC double glazed obscure window to the front aspect, radiator, consumer unit, toilet, pedestal wash basin with hot & cold taps and tile splash backs.

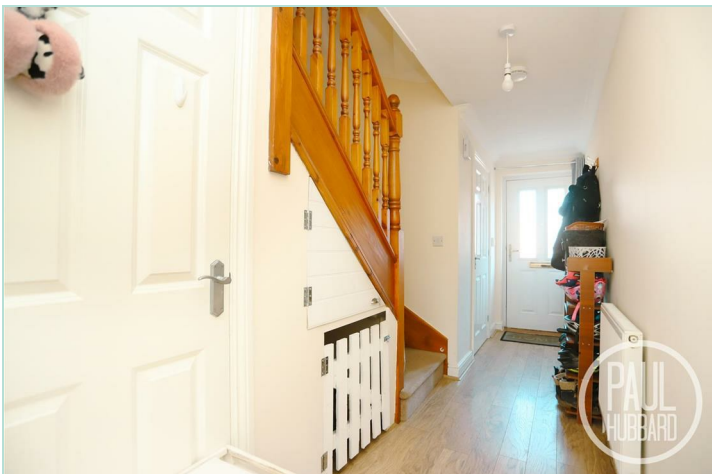
### Open plan living space

The kitchen, dining, and living areas have been thoughtfully opened to create a seamless, open-plan flow, ideal for both entertaining and everyday family life.

### Kitchen/ Diner

5.17 x 3.36

Tile flooring, UPVC double glazed window to the rear aspect, spotlights, radiator, gas boiler, units above & below, laminate work surfaces, laminate splash back panels, inset composite sink & drainer with mixer tap, built-in oven, electric hob & extractor hood, space for a fridge-freezer & washing machine, UPVC French doors opening to the rear garden and an opening leads through to the lounge.



### Lounge

5.20 x 2.75

Fitted carpet, UPVC double glazed window to the front aspect, vertical radiator, spotlights and a built-in media wall with recessed shelving.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, doors opening to bedrooms 2-4 & the family bathroom and stairs lead up to the second floor.

### Bedroom 2

4.89 max x 3.11 max

Laminate flooring, UPVC double glazed window to the front aspect and x2 radiators.

### Bedroom 3

3.42 max x 2.73 max

Laminate flooring, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes.

### Bedroom 4

3.42 max x 2.37 max

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





### Bathroom

1.99 x 1.88

Tile flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, extractor fan, tile splash backs, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap and a handheld shower attachment.

### Stairs leading to the Second Floor Landing

Fitted carpet, radiator and a door opens to bedroom 1.

### Bedroom 1

5.22 max x 4.12 max

Laminate flooring, Velux window, UPVC dormer window to the front aspect, x2 radiators and fitted storage solutions.

### En-suite Shower Room

1.98 x 1.83

Laminate flooring, Velux window, eaves storage, heated towel rail, toilet, wash basin set into a vanity into with hot & cold taps, a mainsfed shower set into a cubicle enclosure, tile splash backs and an extractor fan with light.

### Outside

The front driveway provides off-road parking for multiple vehicles, an EV charging point, outdoor lighting, and access to the main entrance.

The south-west facing rear garden is designed for low maintenance, featuring an artificial lawn, decking and patio areas, a built-in awning over the decking, outdoor tap, power socket, and lighting. The garden is fully enclosed by panel fencing and benefits from gated rear access.

### 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: C  
 EPC Rating: 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>		
(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	



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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