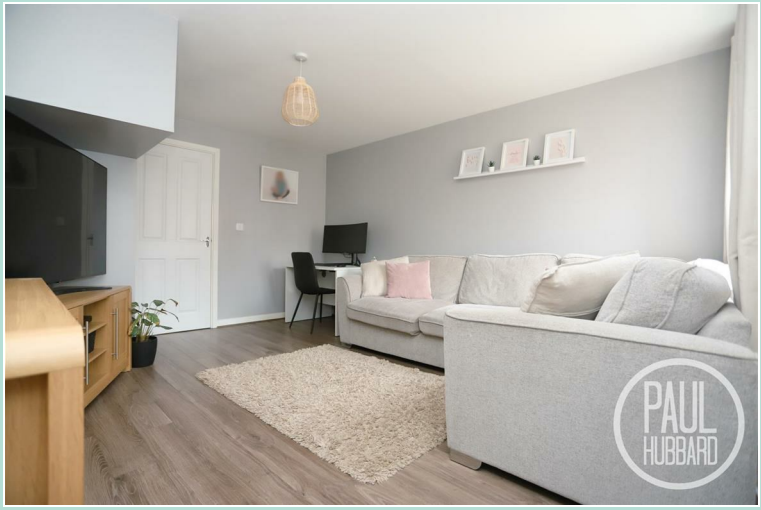
www.paulhubbardonline.com

£225,000
Asking Price







Cory Drive

Lowestoft, NR32 3QT

- 3-storey townhouse
- Off road parking for multiple vehicles
- West facing rear garden
- Modern décor throughout
- Presented to a high standard
- Master bedroom with en-suite shower room
- Gas central heating with combi boiler
- UPVC double glazing
- Set in a popular part of Oulton
- Close to local amenities, shops & schools

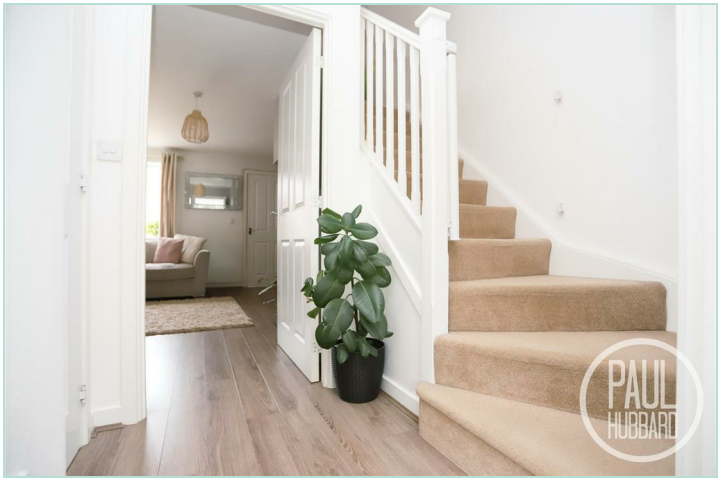
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Location

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, consumer unit and a door opens into the sitting room.

Sitting Room

4.48 max x 2.59 max

Laminate flooring, UPVC double glazed window to the front aspect, radiator, under-stair storage cupboard and a door opens into the inner lobby.

Inner Lobby

Laminate flooring, a door opens to the cloakroom, stairs lead up to the first floor landing and a doorway opening leads through to the kitchen/ diner.

Cloakroom/ WC

1.32 x 1.12

Vinyl flooring, toilet, pedestal wash basin with hot & cold taps and an extractor fan.

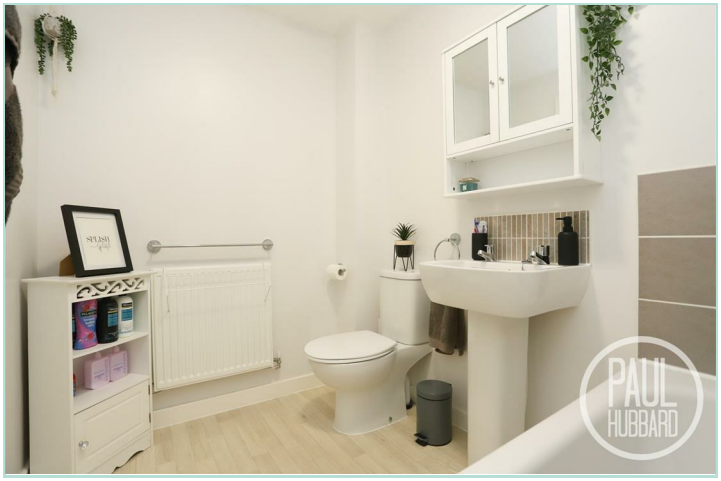
Kitchen/ Diner

3.60 max x 2.71 max

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, space for a washing machine, slimline dishwasher & fridge freezer, cupboard housing the gas combi boiler and UPVC French doors opening to the rear garden.









Stairs leading to the First Floor Landing

Fitted carpet, radiator, doors opening to bedrooms 1-2, the family bathroom and stairs leading to the second floor landing.

Bedroom 2

3.62 max x 3.34 max

Fitted carpet, x2 UPVC double glazed window to the front aspect and a radiator.

Bedroom 3

3.61 max x 2.70 max

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

Bathroom

2.28 x 1.71

Vinyl flooring, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and tiled splash backs.

Stairs leading to the Second Floor Landing

Fitted carpet, built-in storage cupboard and a door opens into bedroom 1.

Bedroom 1

5.15 max x 2.57 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, loft access and a door opens to the en-suite shower room.

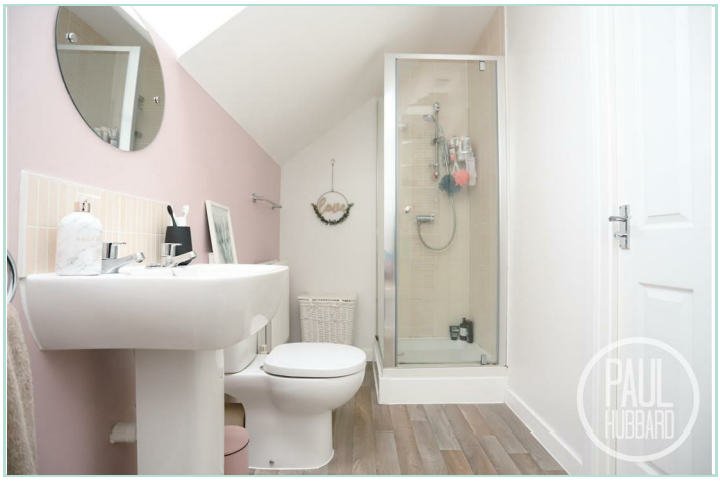
En-suite Shower Room

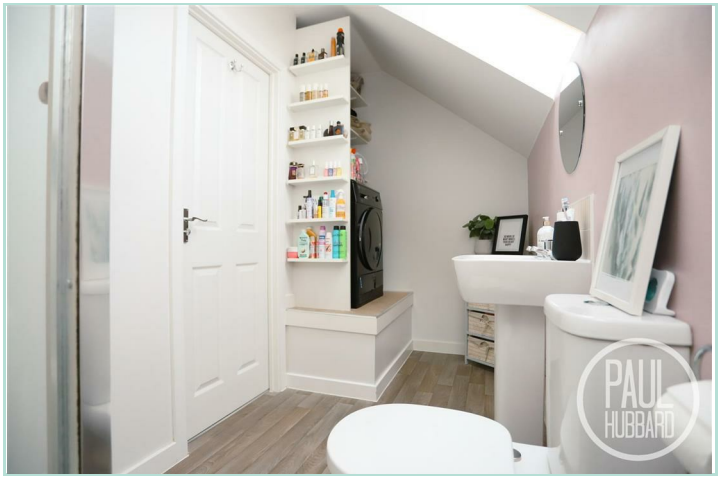
3.33 max x 1.74 max

Vinyl flooring, Velux double glazed window, space for a tumble dryer, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps, mains-fed shower set into a cubicle enclosure and tile splash backs.


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Outside

To the front, a brick-weave driveway provides off-road parking for multiple vehicles and leads to the main entrance door.

The west-facing rear garden has been designed for low maintenance, featuring an artificial lawn, patio area and decorative pebble borders. Fully enclosed by panel fencing, it offers a private and secure outdoor space.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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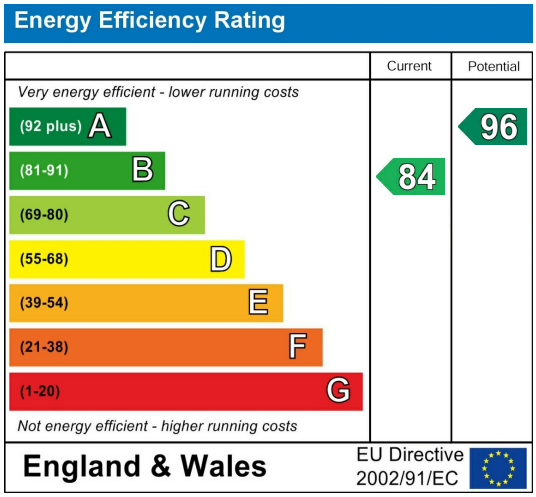

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and
always
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Tenure: Freehold
Council Tax Band: B
EPC Rating: B
Local Authority: East Suffolk Council





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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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

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