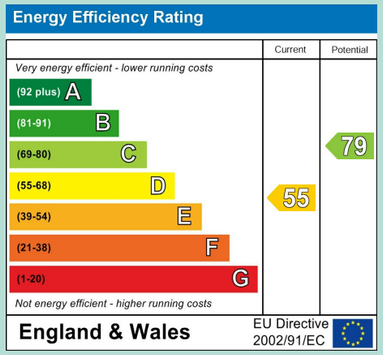
Tenure: Freehold
Council Tax Band: B
EPC Rating: D TBC
Local Authority: East Suffolk Council











Whitton Close

Lowestoft, NR33 9RG

- Spacious bungalow set in Oulton Broad
- Tucked away on a cul-de-sac
- Off road parking
- Garage
- 2 separate bedrooms
- Spacious lounge/ diner
- Gas central heating with combi boiler
- Fast fibre broadband connection
- Perfect for putting your own stamp on
- Close to local amenities, shops & schools

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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









Location - Oulton Broad

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 side aspect, fitted carpet, radiator, built-in storage cupboard (housing the gas combi boiler), loft access and doors opening to all internal rooms.

Lounge/ Diner

6.52 max x 4.92 max

Fitted carpet, UPVC double glazed window to the front aspect, electric fireplace, x2 radiators, built-in storage cupboard.

Kitchen

3.03 x 1.80

Tile flooring, UPVC double glazed window to the side aspect, spotlights, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, space for a fridge-freezer & washing machine and a UPVC door opens to the rear garden.

Bathroom

2.02 max x 2.25 max

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, tiled walls, toilet, wash basin set into a vanity unit with hot & cold taps, panelled bath with a mixer tap & a handheld shower attachment and an extractor fan.

Bedroom 1

5.03 max x 2.85 max

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

Bedroom 2 & Reception Space

8.40 max (through opening) x 1.98 max

Laminate flooring throughout, x2 radiators, an opening leading through to a perfect dressing room space/ home office or garden room, UPVC double glazed window to the rear aspect and UPVC French doors opening to the garden.

Outside

The front garden is attractively planted with a variety of shrubs and established plants, offering excellent curb appeal while providing scope for personalisation. A paved driveway provides off-road parking and leads to the garage, while a pathway to the side gives access to the main entrance door.

The rear garden is predominantly laid to lawn and features a patio seating area, ideal for outdoor dining and entertaining. A decorative cast-iron gate separates sections of the garden, creating distinct spaces to enjoy. Offering plenty of potential for further landscaping and enhancement, this is a versatile outdoor space ready to be tailored to individual tastes. An outdoor tap is also provided.

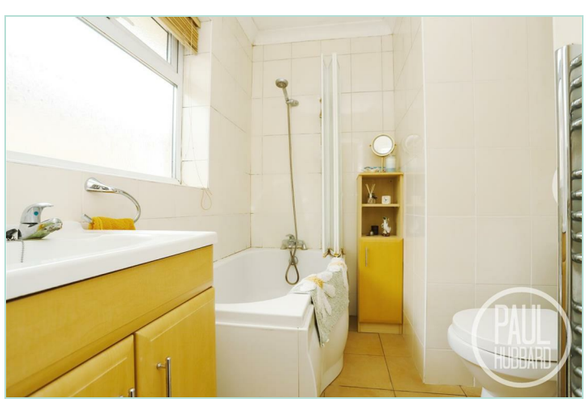
Garage

5.53 x 2.51

A generously sized garage offering space for vehicle parking or additional storage, benefiting from light, power, and an up-and-over door to the front.









Garden Store

1.33 x 1.09

A useful garden store fitted with base units and laminate work surfaces, providing excellent storage and workspace for gardening equipment or general household storage.

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.