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£220,000
Offers Over







Lime Avenue

Oulton, NR32 3FH

- Beautifully presented semi detached home
- Built in 2023 with the remainder of NHBC warranty
- Two generous double bedrooms with built-in storage
- Stylish contemporary kitchen/diner
- Bright and spacious lounge with French doors to the garden
- Beautiful west-facing rear garden perfect for evening sun & BBQs
- Large private driveway providing off-road parking for multiple vehicles
- Energy efficient home with impressive EPC B rating
- First floor bathroom plus convenient ground floor cloakroom
- Located within the sought-after Lime Avenue development

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









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, space for storing coats & shoes, radiator, stairs to the first floor and doors opening to the cloakroom, kitchen/ diner, sitting room & under-stair storage cupboard.

Cloakroom

1.94 x 0.93

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, pedestal wash basin with mixer tap and a tile splash back.

Kitchen/ Diner

4.56 x 2.34

Laminate flooring, UPVC double glazed window to the front aspect, radiator, units above & below, laminate flooring, inset composite sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, integrated fridge-freezer, space for a washing machine, spotlights, space for a dining table.

Sitting Room

4.66 x 2.89

Laminate flooring, UPVC double glazed window to the rear aspect, radiator and UPVC French doors opening to the rear aspect.

Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to the bedrooms, bathroom & airing cupboard (which houses the gas combi boiler).

Bedroom 1

3.56 x 3.01

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.









Bedroom 2

4.50 x 2.53

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

Bathroom

2.68 max x 2.03 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, shaving point, heated towel rail, toilet, pedestal wash basin with mixer tap, panelled bath with mixer tap, a mains-fed shower set above and tile splash backs.

Outside

To the front, the property enjoys an attractive laid-to-lawn frontage with a pathway leading to the main entrance door. To the side, a shared access leads to a private brickweave driveway providing excellent off-road parking, complemented by shingle borders, an outdoor tap, and gated access to the rear garden.

The beautifully presented west-facing rear garden is perfectly positioned to enjoy the afternoon and evening sun, making it ideal for outdoor dining and summer BBQs. Designed with low maintenance in mind, the garden features a patio seating area, artificial lawn, decorative shingle borders, and a large timber storage shed, all fully enclosed by panel fencing for added privacy and security.

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.


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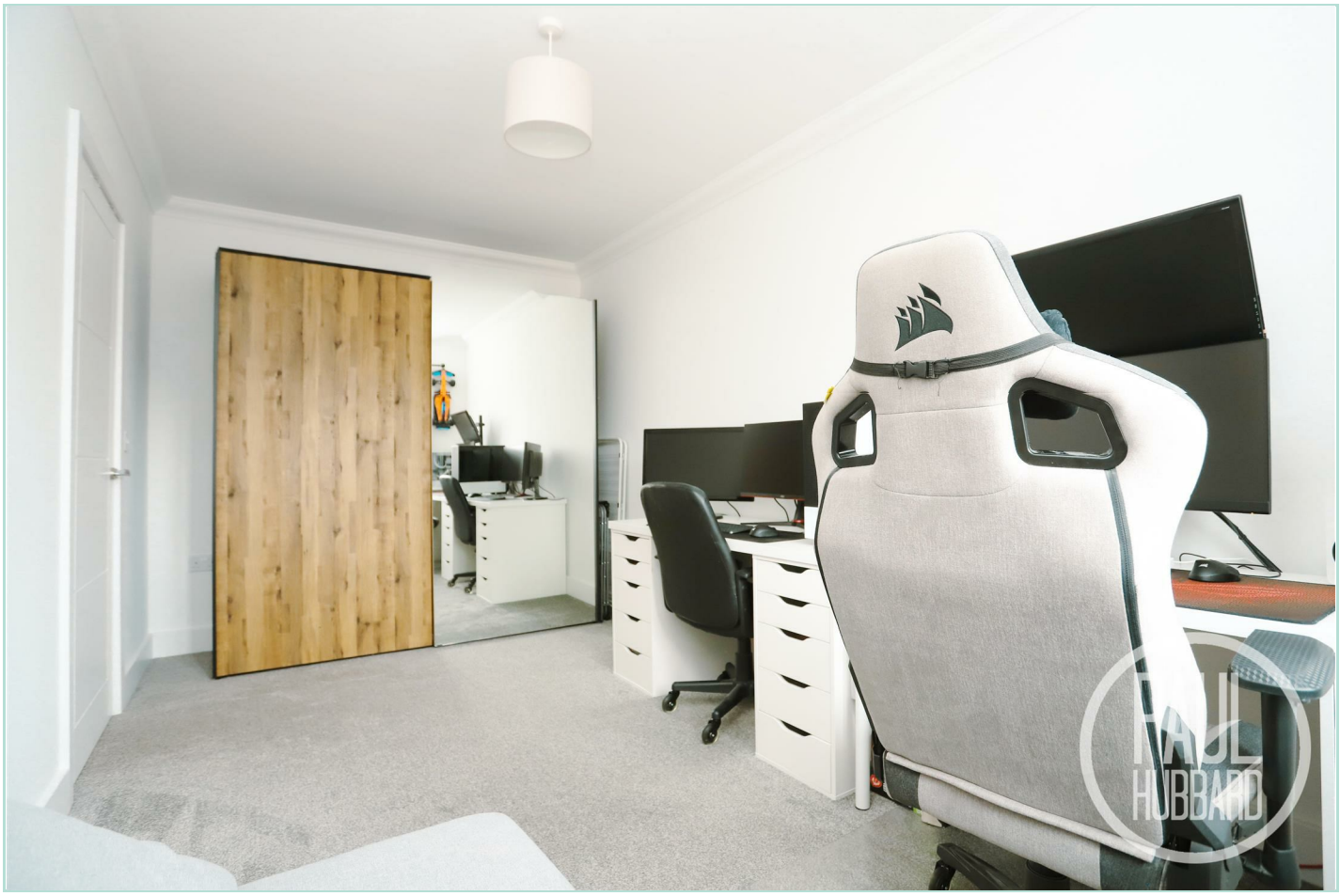


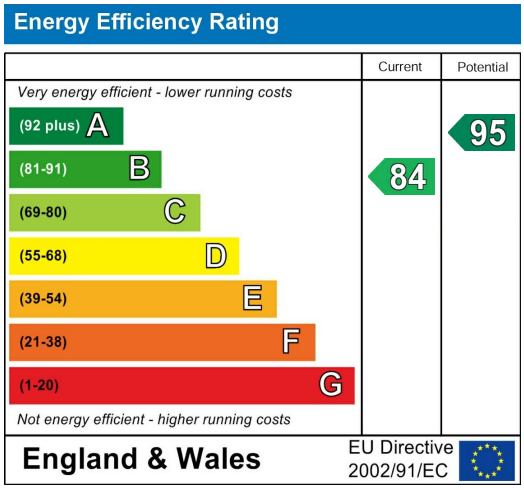








Tenure: Freehold
Council Tax Band: C
EPC Rating: B
Local Authority: East Suffolk Council





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

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