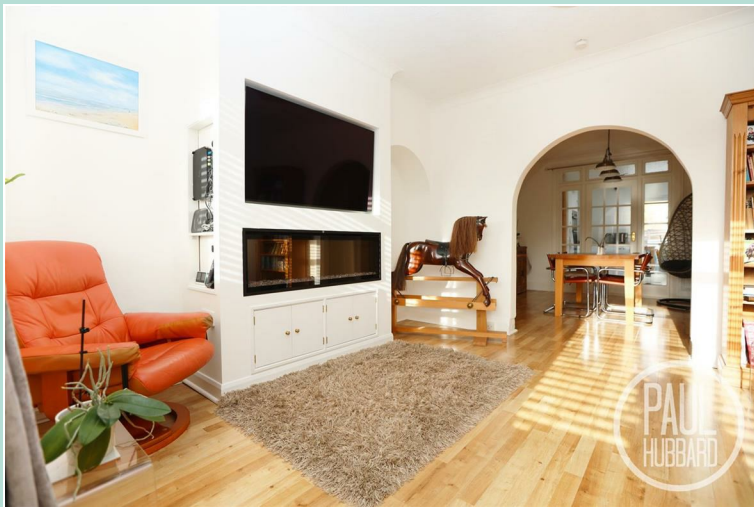


£250,000
Guide Price



Normanston Drive

Oulton Broad, NR32 2PS

- 3/4 bedrooms, offering versatile living space
- Semi-detached property in a sought-after location
- Off-road parking for multiple vehicles
- Walking distance to local transport links
- Neutral décor throughout
- Ground floor WC for convenience
- First floor family bathroom
- Sitting room and separate dining room
- Kitchen with ample storage space
- Front and rear gardens with patio, lawn, plants, and gated access

**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!

Porch

1.85m x 0.92m

Entrance door to the side aspect, UPVC double glazed windows surround, tiled flooring throughout and a door opening to the hallway.

Hallway

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the dining room, study/ bedroom 4, WC and a storage cupboard.

WC

1.94m x 1.14m

UPVC double glazed obscure window to the side aspect, laminate flooring throughout, vanity unit with inset sink and a toilet.



Study/ Bedroom 4

2.60m x 2.58m

UPVC double glazed window to the side aspect, original wood flooring throughout and a radiator.

Dining room

3.63m x 3.52m max

Internal windows and door opening into the kitchen, laminate flooring throughout, a radiator and an opening into the sitting room.

Sitting room

4.19m to bay x 3.96m

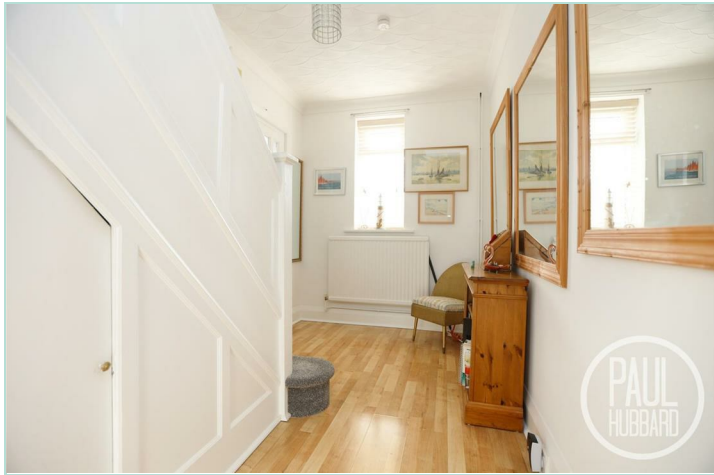
X2 UPVC double glazed windows to the front aspect, one of which is a bay, laminate flooring throughout, an electric fireplace and a radiator.



Kitchen

5.20m x 3.17m

UPVC double glazed window to the rear aspect, sky light, laminate flooring throughout, units above below, integrated double oven, gas hob, extractor fan and dishwasher and spaces for a fridge/ freezer, washing machine and a tumble dryer, a storage cupboard housing the gas boiler and French doors opening to the rear garden.



Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout and doors opening to the bathroom and bedrooms 1-3.

Bedroom 1

4.12m to bay x 3.99m

X2 UPVC double glazed windows to the front aspect, one of which is a bay, carpet flooring throughout and a radiator.

Bedroom 2

3.64m x 3.52m

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

Bedroom 3

2.20m x 2.11m

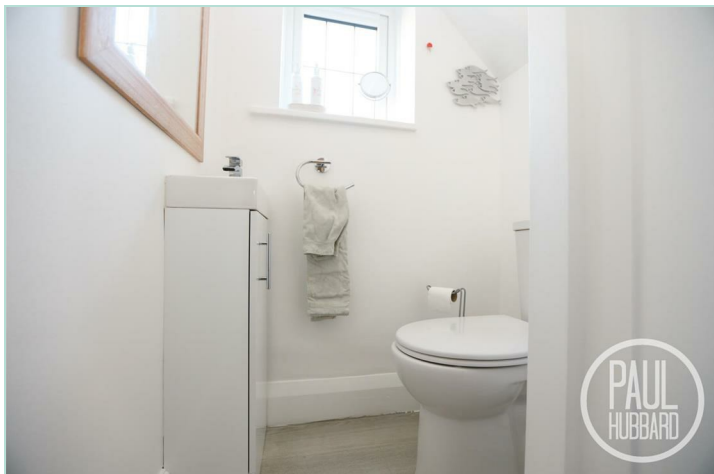
UPVC double glazed windows to the front and side aspects, carpet flooring throughout and a radiator.



Bathroom

2.66m x 2.58m

UPVC double glazed obscure windows to the side and rear aspects, vinyl flooring throughout, vanity unit with inset sink, toilet with hidden cistern, shower within an enclosed glass cubicle, bath with shower attachment and a radiator.



Outside

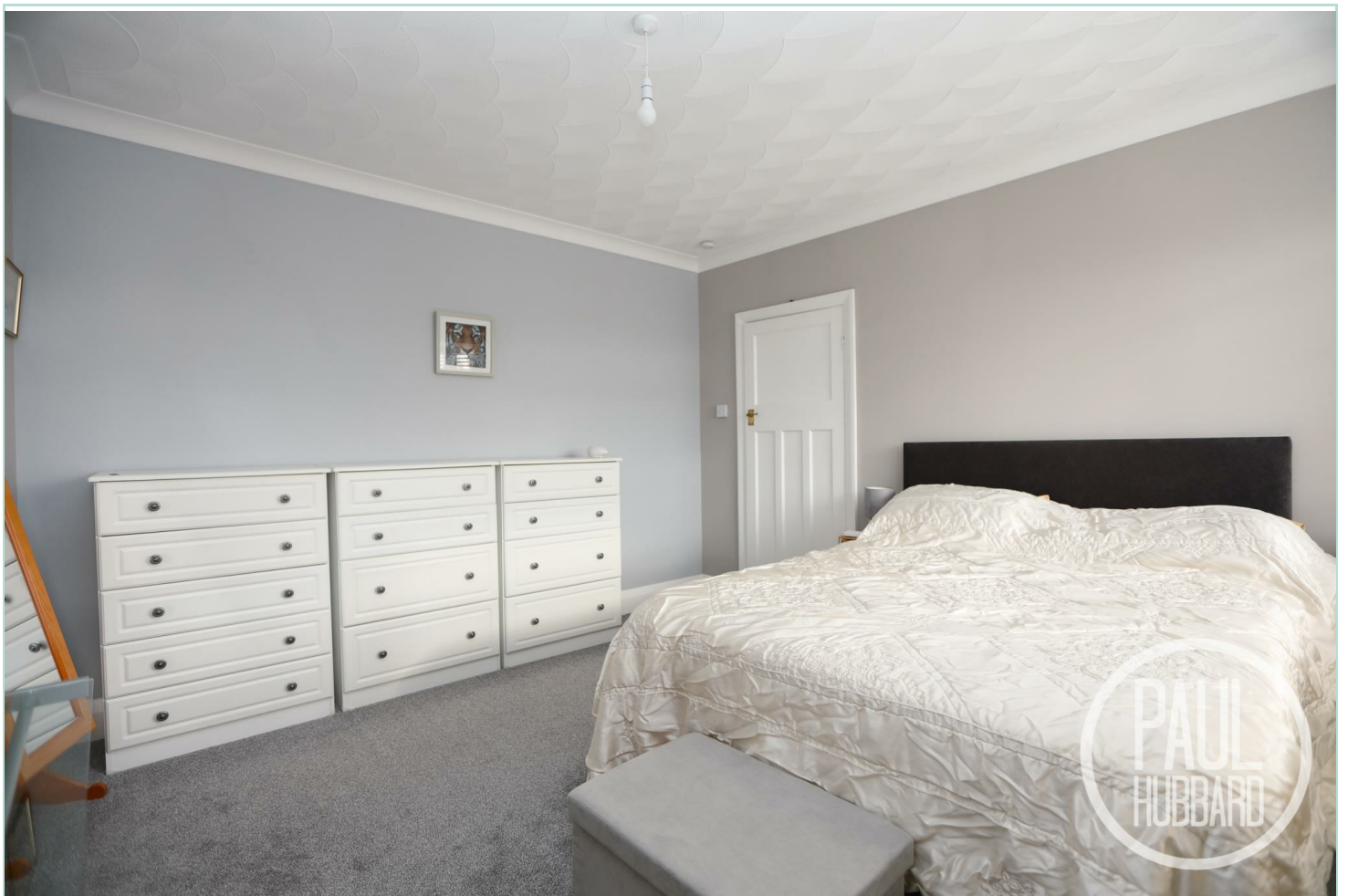
To the front, there is an attractive stone-laid area with a driveway offering off-road parking, complemented by brick-edged borders stocked with mature plants and shrubs, along with gated access leading to the rear.

To the rear, there is a paved patio area leading onto a decorative laid lawn, enclosed by fencing and enhanced with a variety of plants and shrubs, with gated access to a garden shed.

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.

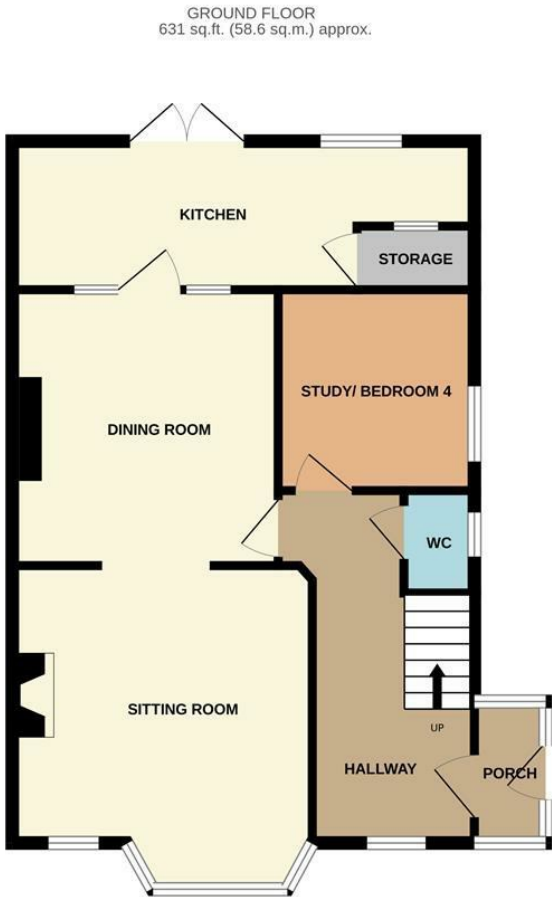






Tenure: Freehold
 Council Tax Band: B
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



308 NORMANSTON DRIVE, LOWESTOFT
 TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.
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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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