

£240,000  
Asking Price



## Dell Road

Lowestoft, NR33 9NS

- Semi detached family home
- 2 separate bedrooms
- First floor Study
- First floor shower room & ground floor cloakroom
- Modern gas combi boiler
- Well presented throughout with a traditional feel
- South facing rear garden
- Off road parking
- Close to local amenities, shops & schools
- Great transport links nearby

**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!

### Entrance Hall

Main entrance door to the front aspect, fitted carpet, radiator, stairs to the first floor landing and a door opens into the sitting room.

### Sitting Room

6.65 max x 3.18 max

Fitted carpet, timber frame bay window to the front aspect, x2 radiators, multi fuel burner with decorative mantle surround, a door opens into the kitchen and French doors open to the dining room.



### Kitchen

3.34 x 1.81

Tile flooring, timber frame window to the side aspect, spotlights, gas boiler, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, integrated fridge and a doorway opening leads through to the dining room & rear lobby.



### Rear Lobby

2.45 x 1.18

Tile flooring, archway opening to the dining room and doors opening to the cloakroom, storage cupboard (a spacious cupboard housing the washing machine & freezer) & out to the rear garden.

### Dining Room

2.18 x 2.29

Laminate flooring, timber frame window to the rear aspect (with garden views), Velux window, radiator and French doors opening back to the sitting room.

### Cloakroom

1.44 x 0.71

Tile flooring, timber frame obscure window to the side aspect, toilet, wall mounted corner wash basin with hot & cold taps and tile splash backs.

### Stairs leading to the First Floor Landing

Fitted carpet, timber framed window to the side aspect, loft access and doors opening to the bedrooms, study & shower room.

### Bedroom 1

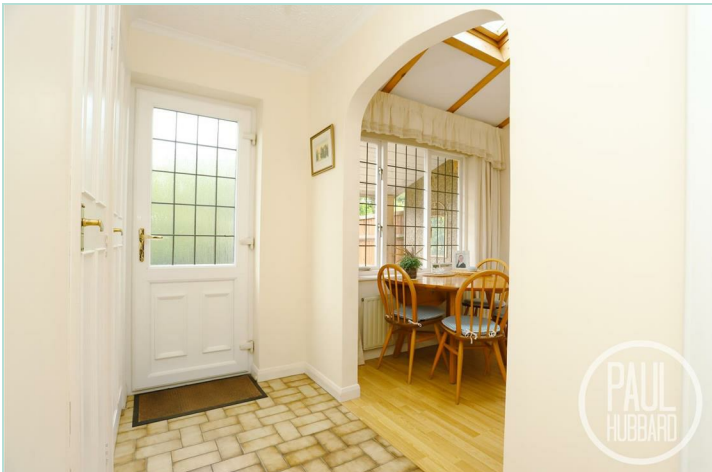
3.82 max into bay x 2.88

Laminate flooring, timber frame bay window to the front aspect, radiator and built-in wardrobes.

### Bedroom 2

3.34 x 3.61

Fitted carpet, UPVC double glazed window to the rear aspect and built-in wardrobes.





### Study

1.83 x 1.57

Laminate flooring, timber frame obscure window to the front aspect and a radiator.

### Shower Room

2.11 x 1.82

Tile flooring, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, heated towel rail, extractor fan with light and a mains-fed shower with multiple heads set into a cubicle enclosure.

### Outside

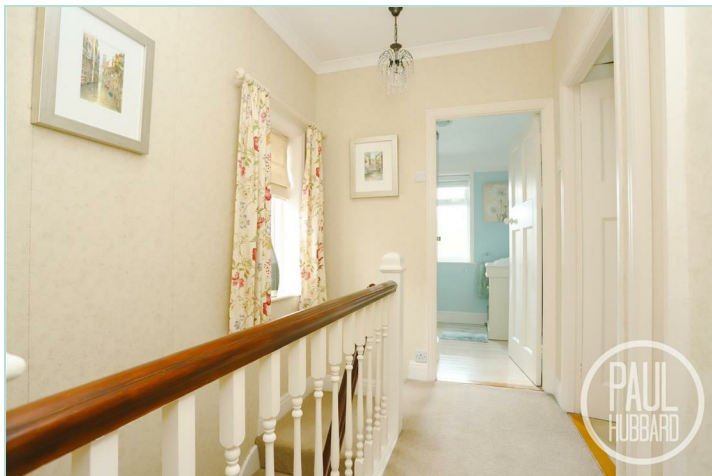
The property is approached via a front driveway providing off-road parking, bordered by attractive shingle beds with a variety of established plants and shrubs. A brick wall frontage outlines the boundary, while the main entrance door is accessed via a step to the front elevation. Gated side access leads conveniently through to the rear garden.



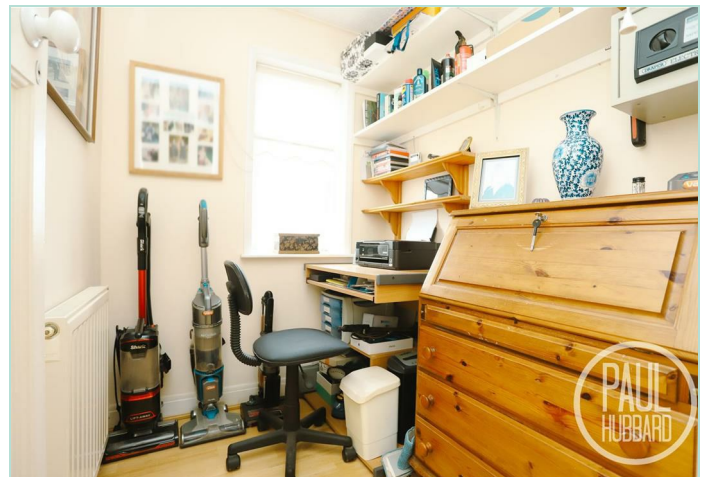
Enjoying a south-facing aspect, the rear garden offers an attractive outdoor space. Steps lead down to a raised brick-weave patio terrace, creating a sheltered seating area overlooking the garden, complete with timber balustrades. Further steps descend into the mature garden, featuring a laid lawn, ornamental pond, and a variety of established plants, shrubs, and trees. A decorative brick pathway winds through the garden, leading to several areas ideal for seating and outdoor enjoyment. Additional features include a large timber storage shed, outdoor lighting, an outside tap, and fully enclosed boundaries. Mature trees to the rear and the elevated position provide an excellent degree of privacy.

### 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: 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	

GROUND FLOOR  
 425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
 323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, distances, routes 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, appliances and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
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