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£300,000
Asking Price







Caldecott Road

Oulton Broad, NR32 3PH

- Charming end terrace home
- 2 double bedrooms, with the master having triple aspect and views across Oulton Broad
- Spacious sitting room with separate dining room
- Kitchen with breakfast bar and separate utility room
- Gas central heating
- Detached garage with off road parking
- Just a stones throw from the Broads
- Mature front, side and rear gardens
- Close to local shops, schools and amenities
- Walking distance to transport links

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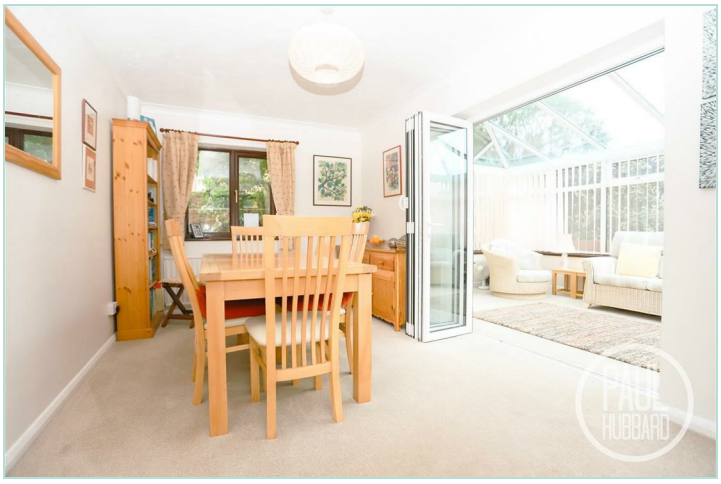






Location - Oulton Broad

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

Obscure UPVC double glazed door opens into the entrance hall with laminate flooring, radiator, stairs leading to the first floor landing along with doors which open into the sitting, dining, utility room and kitchen.

Sitting Room

7.33 x 3.64

A large UPVC double glazed window to the front aspect, obscure UPVC double glazed window and sliding UPVC double glazed doors to the side aspect along with an obscure timber framed window to the kitchen. Fitted carpet, 2 x radiators and a feature electric fireplace.

Kitchen

5.00 x 2.40

UPVC double glazed window to the rear aspect, laminate flooring, electric radiator. Units above and below with vinyl work surfaces, inset composite 1.5 bowl sink and drainer with mixer tap, double Bosch oven, Neff hob with extractor hood. Built in fridge freezer, dishwasher, wine rack and breakfast bar along with under cupboard lighting.

Utility Room

3.28 x 2.00

Obscure UPVC door to the rear aspect, laminate flooring, part tiled walls, units above and below one of which houses the boiler with spaces for washing machine and tumble dryer. Vinyl work surfaces with large inset stainless steel sink with mixer tap and a door leading to the WC.

WC

Obscure UPVC double glazed window to the rear aspect, laminate flooring, toilet and built in shelves for storage.

Dining Room

5.00 x 2.90

UPVC double glazed windows to the front and rear aspects, fitted carpet, 2 x radiators and bifold doors to the conservatory.

Conservatory

5.00 x 2.70

UPVC double glazed windows and door leading to the front aspect, fitted carpet and 2 x electric radiators.

Stairs leading to the first floor landing

UPVC double glazed window to the rear aspect, fitted carpet, built in airing cupboard housing the water tank and doors leading to both bedrooms and bathroom.

Bedroom 1

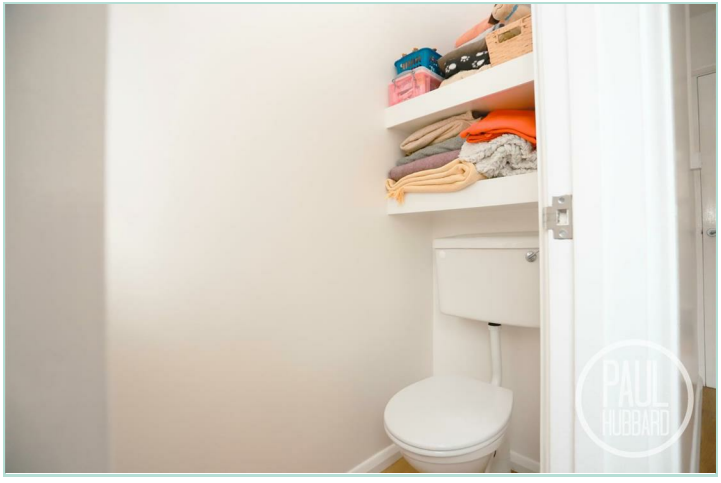
5.00 x 2.91

UPVC double glazed windows to the front, side and rear aspects, fitted carpet, 2 x radiators and a second door to the landing (This second door is here due to the fact the master bedroom used to be 2 seperate rooms but was turned into 1 larger room.)









Bedroom 2

3.20 x 2.91

UPVC double glazed windows to the rear aspect, fitted carpet and radiator.

Bathroom

2.91 x 1.76

2 x Obscure UPVC double glazed windows to the front aspect, vinyl flooring, tiled walls, heated towel rail, panelled bath with mixer tap, separate mains fed corner shower with sliding door, wash basin with mixer tap inset to a vanity unit with toilet and hidden cistern.

Outside

Front

To the front of the property is a driveway providing off-road parking and leading to a single garage. Laid lawns sit to either side, complemented by mature plants, shrubs and trees. A paved pathway leads through a metal gate positioned between the garage and sitting room, continuing to a paved patio area and the main entrance door. To the opposite side of the garage is a further laid lawn, bordered by timber fencing and hedging, with a gate providing access to the front aspect.

Garage

The property benefits from a brick-built single garage, fitted with an up-and-over door to the front and a pedestrian access door to the rear. The garage also benefits from power and lighting.

Rear

To the rear of the property is an enclosed garden, surrounded by panelled timber fencing. A paved patio area provides space for outdoor seating, alongside a timber shed and a laid lawn. Mature, well-stocked borders containing a variety of shrubs and trees add to the garden. A paved pathway continues along the side of the property to a further paved patio area adjoining the conservatory, with access leading through to the front of the property.

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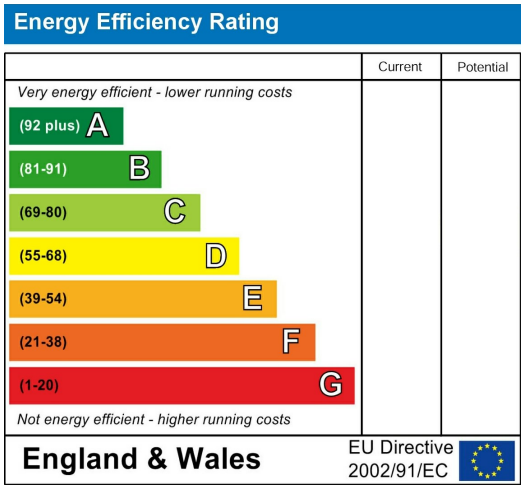
Tenure: Freehold
Council Tax Band: C
EPC Rating:
Local Authority: East Suffolk Council





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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