

£415,000  
Asking Price



## Hall Lane Oulton, NR32 3AT

- 5 year old detached chalet bungalow
- 4 bedrooms, master with en-suite shower room
- Air source heat pump
- Modern décor throughout
- Bright sitting room & orangery
- Underfloor heating
- Off road parking for multiple vehicles & integral garage
- Wheelchair accessible doors
- South west facing rear garden
- Close to local amenities, shops & schools



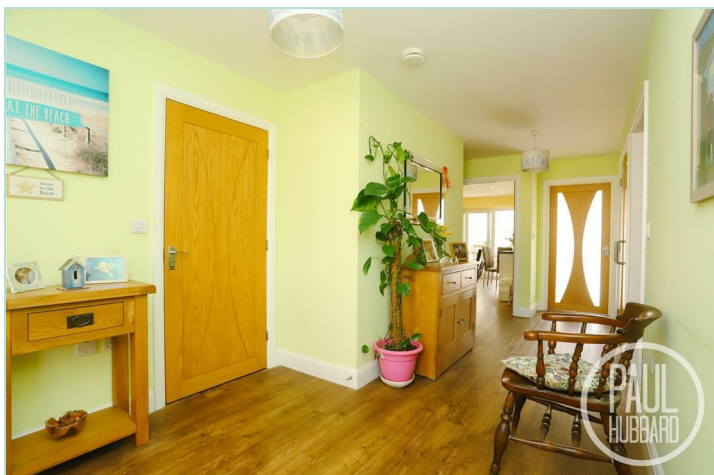


### Location

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!

### Summary

This beautifully presented five-year-old detached chalet bungalow has been thoughtfully designed throughout and offers modern, energy-efficient living with an air source heat pump and underfloor heating across the entire ground floor. The spacious accommodation includes four bedrooms, with the main bedroom benefiting from an en-suite shower room, along with a bright sitting room and a stylish kitchen/diner that flows into a light-filled orangery overlooking the garden. The property also benefits from an integral garage and a sweeping driveway providing off-road parking for multiple vehicles. Outside, the generous south-west facing rear garden offers lawn and patio areas, along with useful outbuildings, creating a fantastic space for outdoor living. Ideally located close to local amenities, shops and schools, this attractive home is well suited to modern family living.



### Entrance Hall

Composite entrance door to the front aspect, Karndean flooring, airing cupboard with double doors, stairs leading to the first floor landing, doors opening to bedrooms 2-4, the bathroom, kitchen/ diner, sitting room & garage.



### Bathroom

2.14 x 1.93

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, spotlights, toilet & wash basin set into a vinyl unit with a mixer tap, panelled bath with a mains-fed shower set above, tile splash backs and aqua board wall panels.

### Bedroom 2

4.04 max into bay x 3.27

Fitted carpet and a UPVC double glazed bay window to the front aspect.

### Bedroom 3

4.49 max into bay x 2.90

UPVC double glazed bay window to the front aspect, fitted carpet, radiator and a UPVC double glazed window to the side aspect.

### Bedroom 4/ Home Office

3.16 max x 2.77 max

Fitted carpet and a UPVC double glazed window to the side aspect.

### Sitting Room

4.10 x 3.98

Fitted carpet and UPVC sliding doors opening to the rear garden.





### Kitchen/ Diner

4.64 x 3.45

Karndean flooring, spotlights, UPVC double glazed window to the side aspect, spotlights, units above & below, laminate work surfaces, integrated fridge-freezer, dishwasher, brand new washing machine & a brand new tumble dryer, space for an oven, built-in extractor fan, inset stainless steel sink & drainer with mixer tap and UPVC sliding doors open into the orangery.

### Orangery

3.81 x 3.41

Karndean flooring, dual aspect UPVC double glazed windows, underfloor heating and UPVC sliding doors open to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, Velux window, additional ceiling loft access, doors opening to the main loft space and bedroom 1.



### Bedroom 1

5.15 max x 3.45 max

Fitted carpet, UPVC double glazed window to the rear aspect, spotlights, radiator, large eaves storage area, built-in wardrobe with sliding doors and a door opens into the en-suite shower room.

### En-suite Shower Room

2.61 x 1.55

Vinyl flooring, Velux window, heated towel rail, spotlights, toilet & wash basin set into an aqua board unit with hot & cold taps, a mains-fed shower set into a cubicle enclosure with aqua board wall panels.

### Outside

Situated behind the properties on the main road, a sweeping driveway provides off-road parking for multiple vehicles and leads up to the garage. To the side there is a laid lawn with planted borders, and gated access leads through to the rear garden.



The south-west facing rear garden offers a generous laid lawn with planted borders, along with a timber storage shed and greenhouse. There is a large patio area ideal for outdoor seating and entertaining, as well as a ready-made chicken run. The garden also benefits from pedestrian access to the garage, an artificial lawn area that is perfect for a table and chairs, and an outdoor tap to the side.

### Garage

6.21 x 2.99

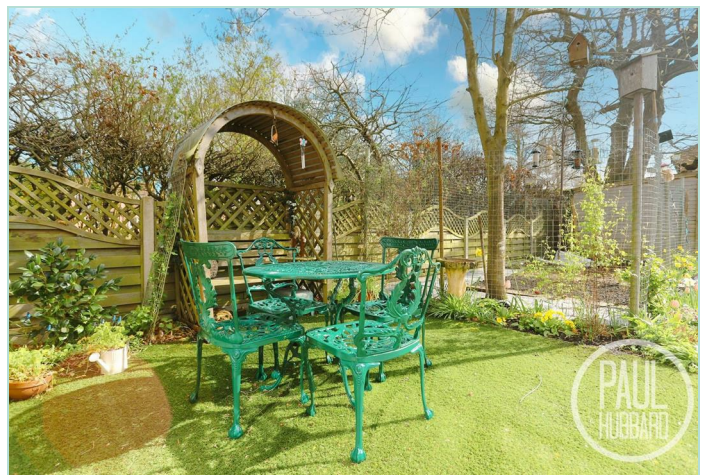
The garage provides an excellent space for parking or additional storage. It benefits from light and power, space for additional appliances, pedestrian access doors from the side exterior and the inner hallway, and an electric roller door to the front.

### 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: D  
 EPC Rating: C 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>		<b>87</b>
(69-80) <b>C</b>	<b>76</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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. The names, figures and appliances shown here are not to be taken as a guarantee as to their operability or efficiency can be given.  
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