

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£260,000  
Asking Price



LOXLEY ROAD



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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## Loxley Road

Oulton Broad, NR33 9PG

- Semi detached bungalow in sought after Oulton Broad
- 3 separate bedrooms
- Well presented throughout
- Off road parking for multiple vehicles
- Garage
- Gardens front & rear
- Gas central heating with combi boiler
- Modern shower room
- Spacious sitting room opening to the garden
- Close to local amenities & shops



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### 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

UPVC entrance door to the side aspect, fitted carpet, cupboard housing the gas meter, radiator and doors opening to all internal rooms.

### Sitting Room

6.28 max x 3.81 max

Fitted carpet, electric fireplace, radiator, UPVC double glazed window to the side aspect and UPVC double glazed windows & French doors open to the rear garden.

### Kitchen/ Diner

4.17 x 2.45

Vinyl flooring, dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for an oven, washing machine, fridge, freezer & dishwasher and a UPVC door opens to the rear garden.

### Bedroom 1

3.84 max x 3.79 max

Fitted carpet, UPVC double glazed window to the front aspect, fitted wardrobes (gas combi boiler) & drawers and a radiator.

### Bedroom 2

3.15 x 2.65

Fitted carpet, dual aspect UPVC double glazed windows and a radiator.

### Bedroom 3

3.16 x 2.19

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

### Shower Room

2.89 x 1.48

Vinyl flooring, UPVC double glazed obscure window to the side aspect, tiled walls, heated towel rail, loft access, fitted storage cupboards, toilet & wash basin with hot & cold taps set into a vanity unit, a walk-in mains-fed shower with a glass screen.

### Outside

A spacious brickweave driveway offers parking for multiple vehicles and leads up to the garage, which features an up-and-over door. To the side, a well-maintained lawn is complemented by neatly planted borders with decorative shrubs and plants. A few stone steps lead up to the main entrance door, which is sheltered by a storm porch, providing a welcoming and practical entrance.

To the rear, attractive brickweave steps descend to a beautifully landscaped garden, featuring a lawned area, a variety of decorative plants and shrubs, and a small pond that adds a tranquil touch. A charming summer house provides additional relaxation or storage space, while a paved patio area offers ample room for outdoor dining and seating.

### Garage

6.5 x 2.6

The garage offers excellent storage or workshop potential, complete with power and lighting. It includes a timber-framed window to the side aspect, an up-and-over door at the front, and a pedestrian access door from the rear garden for added convenience. Additionally, the garage features an inspection pit, ideal for vehicle maintenance and repairs.

### 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.

