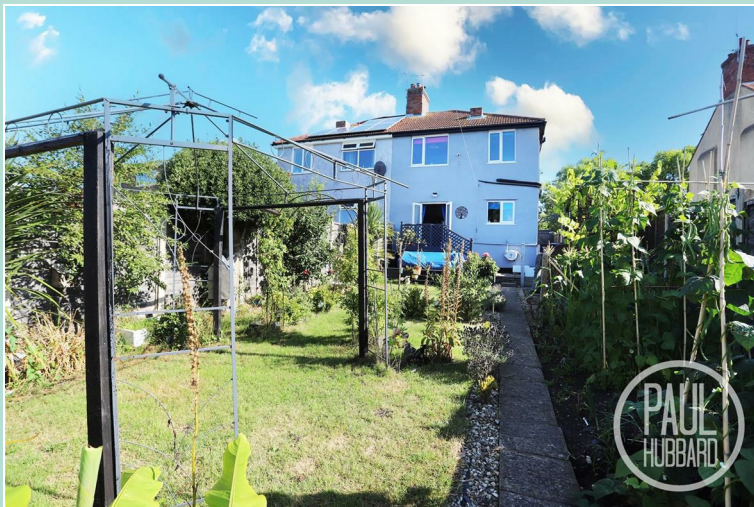


£250,000
Asking Price



Oulton Road

Lowestoft, NR32 4QN

- Well presented family home
- 3 separate bedrooms
- Off Road parking for multiple vehicles & garage
- Gas central heating with combi boiler
- Period features
- Modern décor throughout with recently fitted kitchen
- Open-plan kitchen/diner
- Ground floor WC
- South west facing rear garden
- Close to local amenities, shops & schools





Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Porch Entrance

Vinyl flooring, composite entrance door to the front aspect and a timber entrance door opens into the hallway.



Hallway

Vinyl flooring, UPVC double glazed window to the side aspect, consumer unit, built-in storage cupboard, radiator, stairs leading to the first floor landing, understairs storage cupboard and doors opening to the sitting room, kitchen/diner & WC.

Sitting Room

4.29 max into bay x 3.47 max

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

WC

1.44 x 0.78

Vinyl flooring, UPVC double glazed obscure window to the side aspect, toilet, wall-mounted wash basin with hot & cold taps and tile splash backs.



Kitchen/ Diner

5322 max x 3.68 max

Laminate flooring, UPVC double glazed window to the rear aspect, vertical radiator, units above & below, floor to ceiling cabinets, under cabinet lighting, laminate work surfaces, inset ceramic sink & drainer with mixer tap, built-in double oven, large induction hob, integrated fridge-freezer, stainless steel extractor fan, spaces for a dishwasher & washing machine and UPVC French doors open to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to bedrooms 1-3, the bathroom & a storage cupboard.

Storage Cupboard

1.10 x 0.80

Fitted carpet, UPVC double glazed window to the side aspect, gas combi boiler and space for storage.



Bedroom 1

4.33 max into bay x 3.03

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

Bedroom 2

3.76 x 3.03

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



Bedroom 3

2.42 x 2.01

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

Bathroom

2.40 x 1.90

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, tiled walls, extractor fan, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and a mains-fed shower set above.

Outside

The front gates open to steps leading down to a beautifully maintained front garden, featuring a laid lawn bordered by mature plants and shrubs. A pathway winds down to the main entrance door at the front of the property. The garden is fully enclosed, with a gated access point opening to the rear.



The south-west facing rear garden is tiered and thoughtfully landscaped, with a laid lawn and decking area, connected by steps that lead down to a paved patio. A pathway runs through the garden, flanked by shingled borders, established plants, and shrubs. There is also a large vegetable patch, a decorative pergola, and double gates at the bottom of the garden that open to the side, providing off-road parking for multiple vehicles on a spacious shingle driveway.

A pedestrian door gives access to the garage at the rear.

Additional features include an outdoor tap, lighting, and gated access to the front, side, and rear.

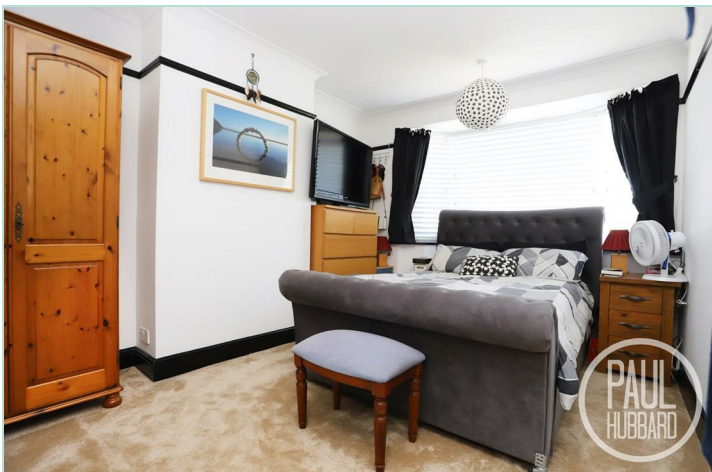
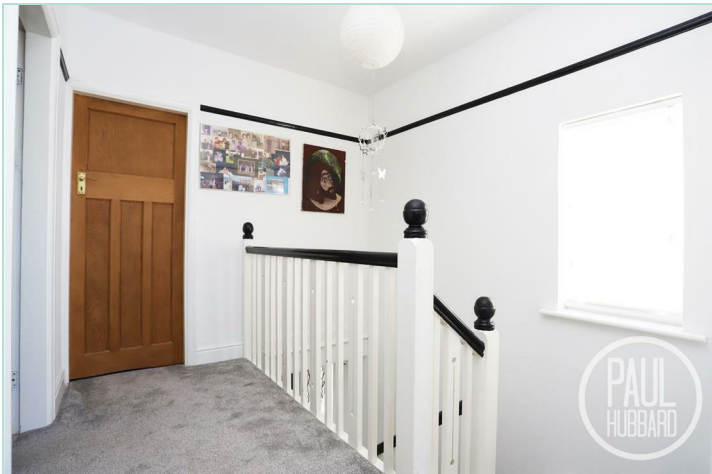
Garage

5.17 x 3.58

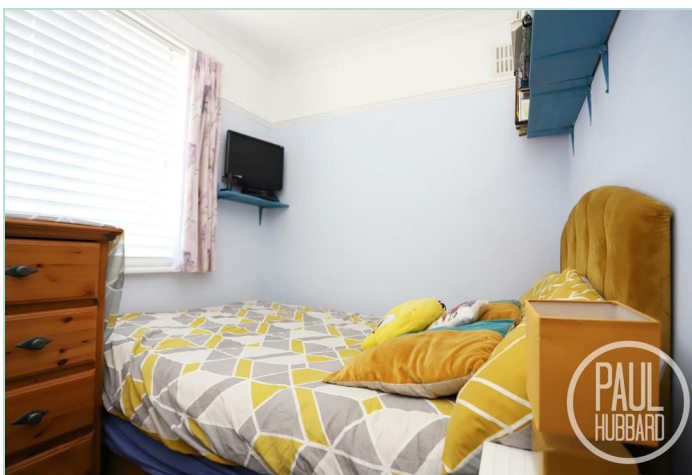
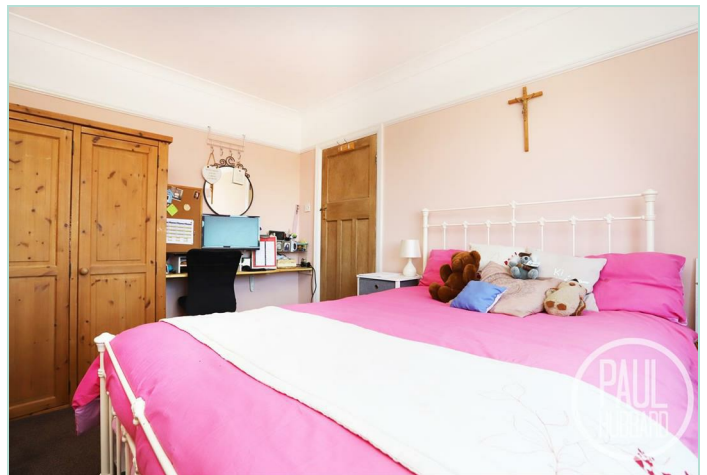
A generous space for storage or parking, featuring an up-and-over door at the front.

Financial Services

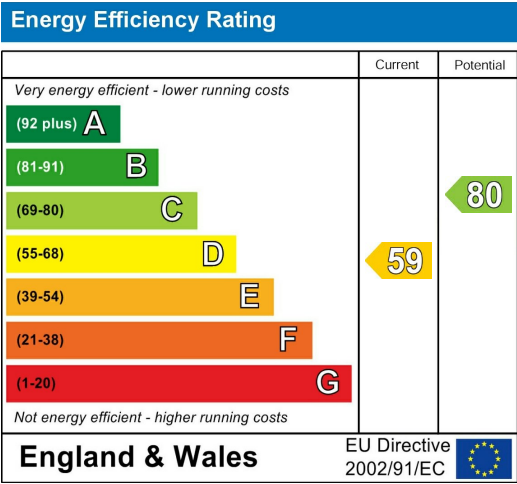
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



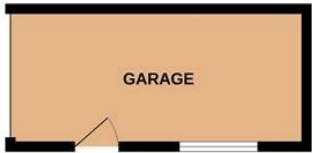




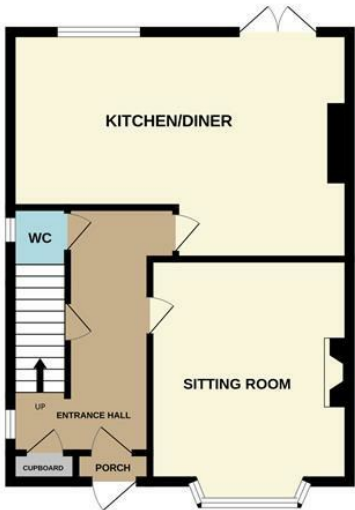
Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 Local Authority: East Suffolk Council



GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 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.
 Made with Metropix 6/2025

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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