

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<br>2002/91/EC |           |

**£250,000**  
 Asking Price



GROUND FLOOR  
 1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA - 1081 sq.ft. (100.4 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.  
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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 and 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



**Clarkson Road**  
 Lowestoft, NR32 3NU

- Chain free
- Three bedrooms
- Driveway with ample off road parking
- Master bedroom with ensuite
- Move in ready with the opportunity to put your own stamp on it!
- Separate sitting room and dining room
- Double sized garage
- Double glazing throughout
- Sought after location
- Close to local amenities

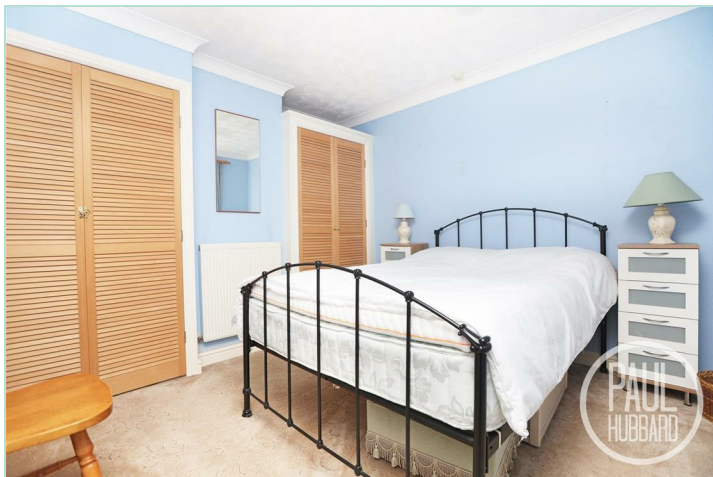


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### Location

This 3 bedroom semi-detached bungalow is situated in the highly sought after Oulton Broad, close to local amenities and the broads. 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

Entrance door to the side aspect, laminate flooring throughout, cupboard housing electric box, doors opening to the kitchen, bathroom, dining room and bedrooms 1 and 3.

### Kitchen

4.59m x 2.83m  
UPVC double glazed window to the front aspect, tile flooring throughout, part tile walls, units above and below, stainless steel sink with drainer, integrated oven, hob and extractor fan, spaces for washing machine and fridge/freezer, a radiator, loft access, and a door opens to the sitting room.

### Sitting room

3.81m max x 3.01m  
UPVC double glazed bay window to the front aspect, carpet flooring throughout and a feature fireplace with ceramic tile surround.

### Bathroom

2.45m x 1.51m  
UPVC double glazed obscure window to the side aspect, tile flooring throughout, vanity unit with inset sink, toilet, panel bath and a radiator.

### Bedroom 2

3.21m x 3.17m  
UPVC double glazed internal window, carpet flooring throughout, X2 built in wardrobes, a radiator and space for a double bed.

### Garden room

4.65m x 3.14m  
UPVC double glazed windows and French doors to the rear aspect, sky light, carpet flooring throughout and a radiator.

### Dining room/ Bedroom 3

3.30m x 2.98m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a door opens to bedroom 1.

### Bedroom 1

3.21m x 3.17m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, space for a double bed, and doors opening to a storage cupboard and the en-suite.

### En-suite

2.22m x 1.33m  
UPVC double glazed obscure window to the front aspect, pedestal wash basin, toilet, a wet room electric shower and a radiator.

### Outside

To the front, the property features a neatly laid planting area bordered by bricks and gated access for privacy. A concrete pathway leads to steps up to the main entrance door, while the spacious driveway provides ample off-road parking and leads directly to a garage. A purple slate area with decorative tiles adds visual interest to the side, and there is convenient access to the rear garden for outdoor enjoyment.

There is additional access to the property from the rear garden, via a concrete area, with a pathway leading off it to a laid lawn, bordered by a variety of plants, shrubs and trees for a natural touch, with a secure fence surround, providing privacy. There is a spacious double garage for additional storage or parking, this area could be used as a workshop with its unique space.

### Garage

Double sized garage with up and over door, providing a spacious area, which could be used for as a workshop with its great storage space.

### 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.

