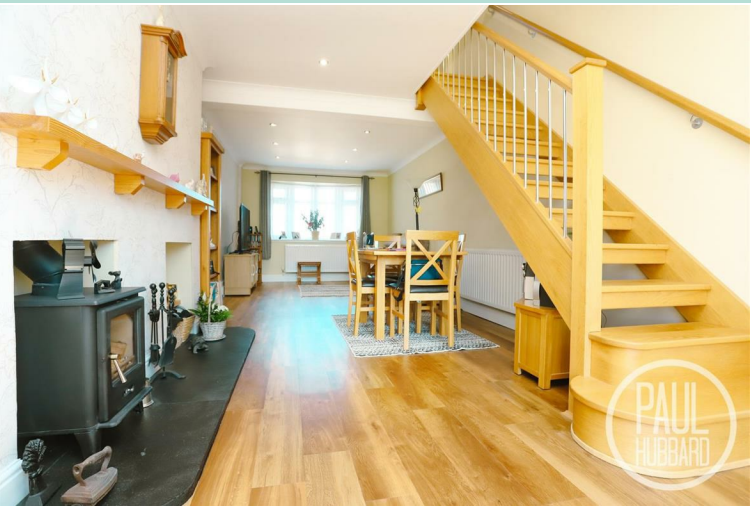
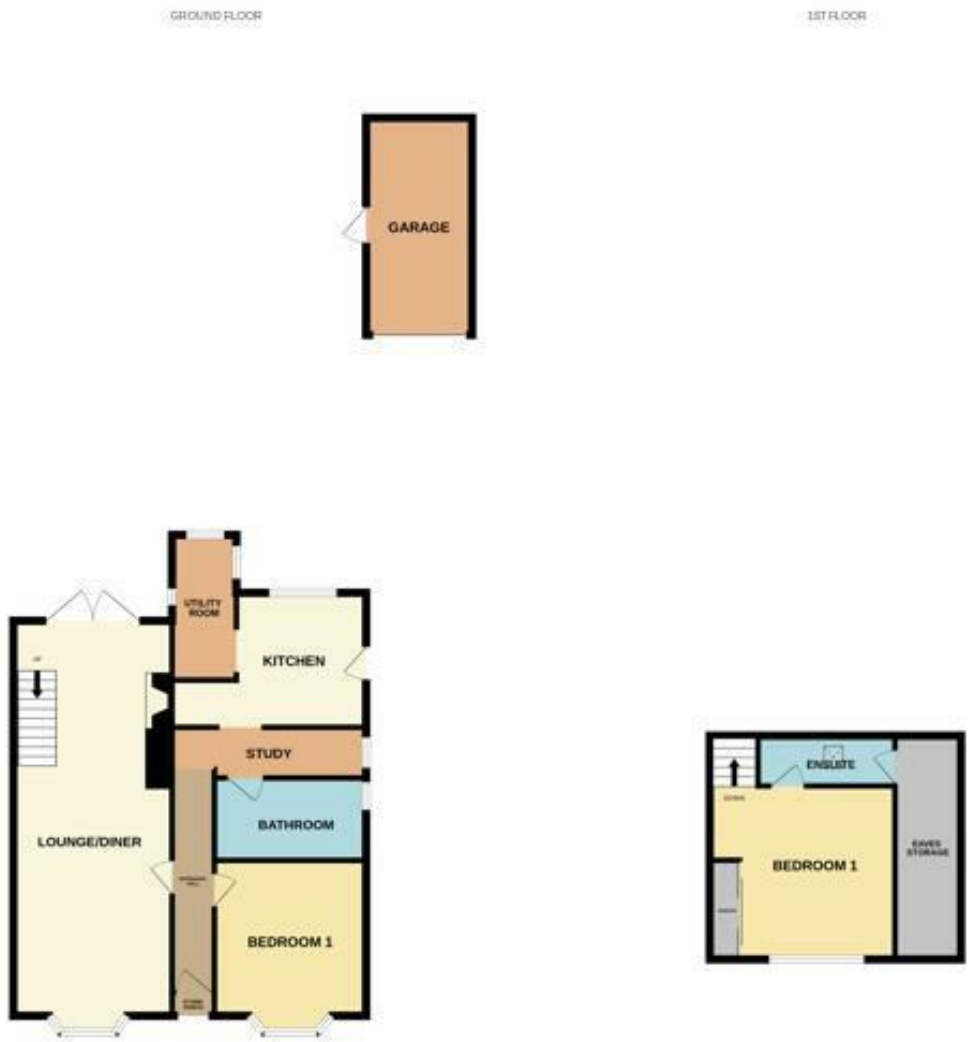


Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 85                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 68      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£260,000  
Guide Price



## Highland Way Suffolk, NR33 9AR

- Semi detached chalet bungalow
- Presented to a high standard throughout
- Gas central heating with combi boiler
- 2 separate bedrooms
- Master with en-suite
- Off road parking for multiple vehicles
- Detached garage
- West facing rear garden
- Close to local amenities, shops & schools
- Great transport links nearby

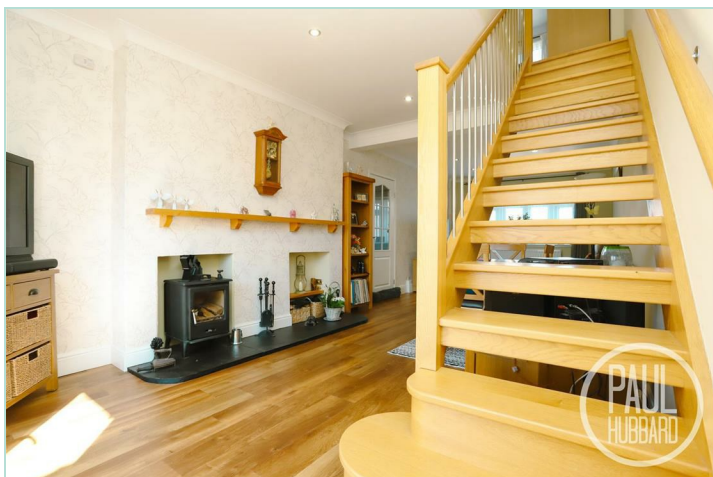


Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

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 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





### 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 front aspect, Kardean flooring, radiator, spotlights, doors opening into the lounge/ diner & bedroom 2 and a doorway opening leads through to the study area.

### Lounge/ Diner

8.37 max x 3.22 max  
Karndean flooring, UPVC double glazed bay window to the front aspect, spotlights, x2 radiators, wood burner, stairs leading to the first floor and UPVC French doors opening to the rear garden.

### Study Area

4.29 max x 1.02 max  
Karndean flooring, UPVC double glazed window to the side aspect, spotlights, radiator, work surface with space for a chair, a door opens into the bathroom and a doorway opening connects the kitchen.

### Bathroom

3.22 x 1.69  
Karndean flooring, UPVC double glazed obscure window to the side aspect, extractor fan, spotlights, heated towel rail, part-tiled walls, toilet, wash basin set into a vanity unit with a mixer tap, tile splash backs and an L-shape bath tub with a mixer tap and an electric shower with a handheld head.

### Kitchen

3.33 x 2.82  
Karndean flooring, UPVC double glazed window to the rear aspect, spotlights, units above & below, pull out drawers, additional cupboards built into the wall (housing the gas combi boiler), laminate work surfaces, tile splash backs, undermount stainless steel sink & mixer tap, built-in oven, integrated dishwasher, a doorway opening leads into the utility room and a UPVC door opens to the rear garden.

### Utility Room

3.09 x 1.31  
Karndean flooring, dual aspect UPVC double glazed obscure windows, spotlights, radiator, integrated fridge-freezer, base units, laminate work surface, tile splash backs, space for a washing machine and a stainless steel wash basin with a drainer & mixer tap.

### Bedroom 2

3.35 x 3.23  
Karndean flooring, UPVC double glazed bay window to the front aspect, spotlights and a radiator.

### Stairs to the First Floor

An oak staircase leads up to the first floor bedroom.

### Bedroom 1

4.01 x 3.58  
Laminate flooring, UPVC double glazed window to the front aspect, radiator, spotlights and a door opening into the en-suite.

### En-suite

2.20 x 1.45  
Laminate flooring, Velux window, spotlights, radiator, toilet, wash basin set into a vanity unit with a mixer tap, radiator and a door opens to a storage cupboard (which in turn provides access to eaves storage).

### Outside

The property is approached via a recently added brick wall with double stable gates opening onto a spacious paved frontage with shingle borders, providing off-road parking for multiple vehicles. Raised planted beds with decorative plants and shrubs add interest, while steps lead up to a storm porch which shelters the front door. Panel fencing encloses the frontage, and large double gates provide access through to the rear garden and additional driveway area.

The west-facing rear garden is well maintained and thoughtfully landscaped, featuring a laid lawn, patio seating area and well-stocked borders with a variety of decorative plants, shrubs and trees. A covered veranda provides an ideal space for outdoor seating and relaxation. Double gates from the front open onto a further driveway area, offering generous off-road parking for multiple vehicles and providing access to the garage. The garden also benefits from outdoor power and lighting. To the rear, gated access leads to two timber sheds, both with light and power, ideal for use as a potting shed, garden storage or workshop.

### Garage

4.66 x 3.26  
Accessed via the driveway and fitted with an electric roller door to the front, the garage provides useful parking or additional storage space and benefits from light and power.

### 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.

