

£350,000
Asking Price



Conrad Close

Oulton Broad, NR33 8QA

- Immaculately presented detached chalet bungalow
- Four well-proportioned bedrooms
- Spacious open-plan living area with additional sitting room
- Contemporary fitted kitchen and stylish bathroom

- Landscaped west-facing rear garden
- Gas central heating with modern combi boiler
- Ample built-in storage throughout
- Loft conversion providing an additional bedroom
- Conveniently located near shops, schools and local amenities
- Generous off-road parking and garage





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

Composite entrance door & double glazed obscure window to the side aspect, consumer unit, tile flooring, vertical radiator, down lights, stairs leading to the first floor and doors opening to the sitting room, open plan-living space, bedrooms, bathroom & built-in a storage cupboard.

Sitting Room

4.76 x 3.63

Laminate flooring, dual aspect UPVC double glazed windows, x2 radiators and a multi fuel burner.

Bedroom 1

3.58 max x 3.25 max

Laminate flooring, UPVC double glazed window to the front aspect, radiator and built-in wardrobes.

Bedroom 2

3.25 x 3.02

Laminate flooring, UPVC double glazed window to the side aspect, radiator and built-in wardrobes.

Bedroom 3

2.26 x 2.12

Laminate flooring, UPVC double glazed window to the side aspect and a radiator.

Bathroom

2.25 x 1.48

Tiled floor & walls, down lights, extractor fan, vertical radiator, toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap & a shower attachment with both rainfall & handheld heads.

Open-Plan Living Space

A beautifully extended open-plan kitchen, lounge and dining area featuring a central island, modern finishes and bi-fold doors to the landscaped rear garden, creating a spacious and versatile hub for family living and entertaining.



Kitchen

3.50 x 3.01

Tile flooring, UPVC double glazed window to the side aspect, down lights, x3 vertical radiator, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, central island on wheels, laminate work surfaces with butcher block & a breakfast bar with space for stools & extra storage space, floor to ceiling pantry cupboards, built-in Neff hide & slice oven & microwave, spaces for a fridge freezer & a dishwasher, then an opening leading through to the lounge/ diner.



Lounge/ Diner

4.94 x 3.64

Tile flooring, x2 Velux windows, down lights, feature pendant lighting, a door opens to the utility room and bifold doors with fitted blinds out to the rear garden.

Utility Room

2.62 x 1.20

Tile flooring, UPVC double glazed window to the rear aspect, down lights, radiator, units above & below, laminate work surfaces, tile splash backs, undermount stainless steel sink & mixer tap, space for a fridge freezer, washing machine & tumble dryer and a door opens into the cloakroom.



Cloakroom

1.20 x 1.09

Tile flooring, UPVC double glazed window to the side aspect, down lights, toilet & wash basin set into a vanity unit with a mixer tap and tile splash backs.

Stairs leading to the First Floor Landing

A feature staircase leading to the landing with pendant lighting & featuring laminate flooring, a UPVC Velux window and doors opening to the bedroom & loft space.

Bedroom 4

3.83 x 3.06

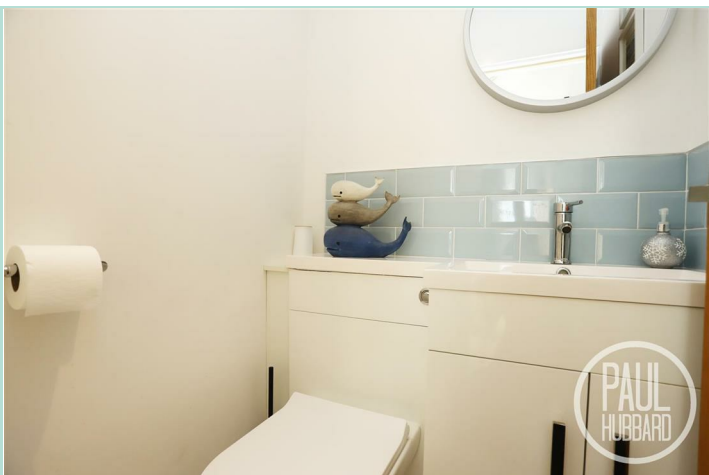
Fitted carpet, Velux window with a fitted sunshade & blackout blind and a radiator.



Loft Space

A generous, fully-boarded loft with a Velux window, insulation, and housing the gas combi boiler. This versatile area offers excellent storage and presents superb potential for further conversion, subject to planning.





Outside

The property enjoys a generous and well-designed plot with excellent outside space. To the front, a smart brickweave driveway provides ample off-road parking for multiple vehicles, complemented by a neat lawn with pebble borders, established planting and a mature tree. Outdoor lighting enhances the approach, while a storm porch shelters the main entrance and double gates open to additional secure parking.

To the side, a tiled patio and raised brick planter create an attractive feature, with steps leading up to the garage. This area also offers a useful outdoor tap, wood store and further gated parking with an additional brickweave section.

The west-facing rear garden is beautifully landscaped, featuring a central lawn bordered by mature shrubs and trees, a tiled patio for entertaining, and steps up to a raised terrace with a fixed pergola providing a sheltered seating area. Outdoor lighting and power points make the garden ideal for evening use, all set within a fully enclosed brick wall and panel fencing for privacy.

Garage

5.93 x 2.34

The garage is insulated, fitted with power, lighting and its own consumer unit, making it ideal for storage, a workshop, or hobby space, with an up-and-over door to the front for easy access.

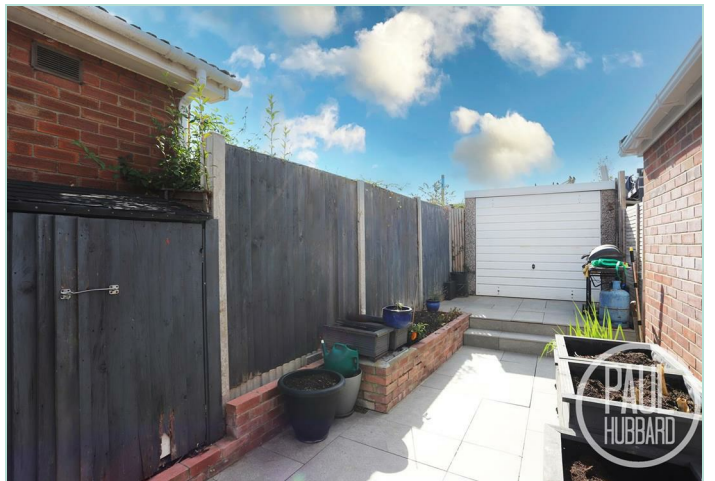
Agent Note

Furniture may be included and is subject to negotiation.

Financial Services

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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

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