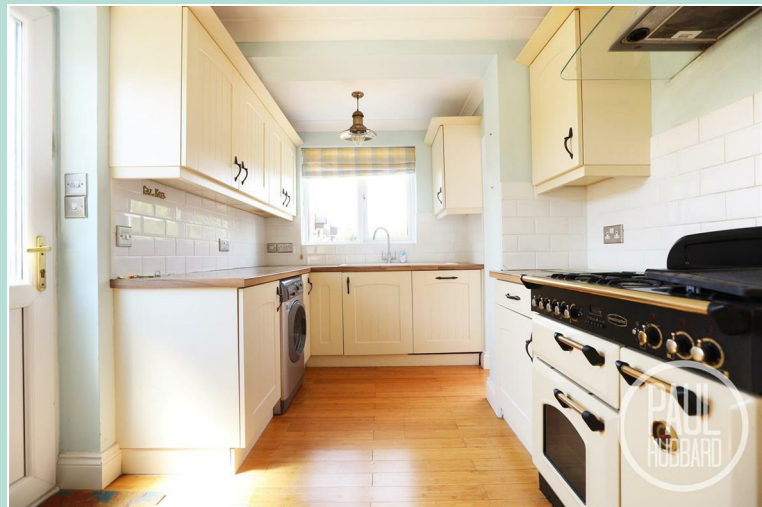


£260,000
Offers In Excess Of



Allen Road

Oulton Broad, NR32 3PD

- Detached bungalow in the heart of Oulton broad
- Chain free
- 3 separate bedrooms
- Spacious & modern kitchen/breakfast room
- Off road parking for multiple vehicles
- Detached garage
- West facing rear garden
- Bright conservatory with dual entrances
- Close to local schools & amenities
- Great for local transport links

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**PAUL
HUBBARD**



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 double glazed obscure window & entrance door to the side aspect, wood flooring, radiator, loft access, cupboard housing the consumer unit, built-in airing cupboard and doors opening to the kitchen/breakfast room, sitting room, bedrooms 1-3 and the bathroom.



Sitting Room

4.87 x 3.30

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

Bedroom 1

4.86 max x 3.24 max

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

Bathroom

2.22 x 2.09

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, tile splash backs, built-in storage cupboard, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above.



Bedroom 2

3.92 x 2.23

Fitted carpet, radiator and UPVC French doors opening to the conservatory.

Bedroom 3

2.77 x 1.98

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

Kitchen/ Breakfast Room

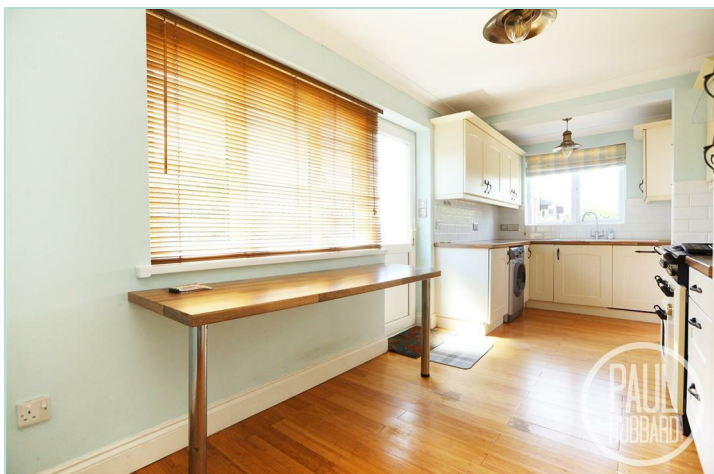
5.62 max x 2.45 max

Wood flooring, x2 UPVC double glazed windows to the side & rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, space for a Rangemaster style oven, washing machine & fridge-freezer, built-in stainless steel extractor hood, a breakfast bar with space for chairs, integrated dishwasher, a UPVC door opens to the side exterior and an opening leads through to the conservatory.

Conservatory

4.27 x 2.27

Tile flooring, UPVC double glazed windows, radiator and x2 UPVC French doors open to the rear garden & bedroom 2.





Outside

A spacious driveway provides parking for multiple vehicles and features a neatly laid lawn bordered with plants and shrubs. Steps lead to the main entrance door, situated at the side of the property. Decorative double gates open to additional parking, the garage, and gated access to the rear garden.

West-facing and ideal for enjoying the afternoon sun, the rear garden includes a patio area, a well-maintained lawn, and planted borders with mature shrubs and trees set in shingle. It is fully enclosed by panel fencing and features outdoor lighting, a water tap, and convenient door access to the garage.

Garage

4.92 x 2.58 approx.

The garage includes a UPVC double-glazed window to the side, a pedestrian door leading to the rear garden, lighting, and power sockets. Perfect for secure parking or additional storage.

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.

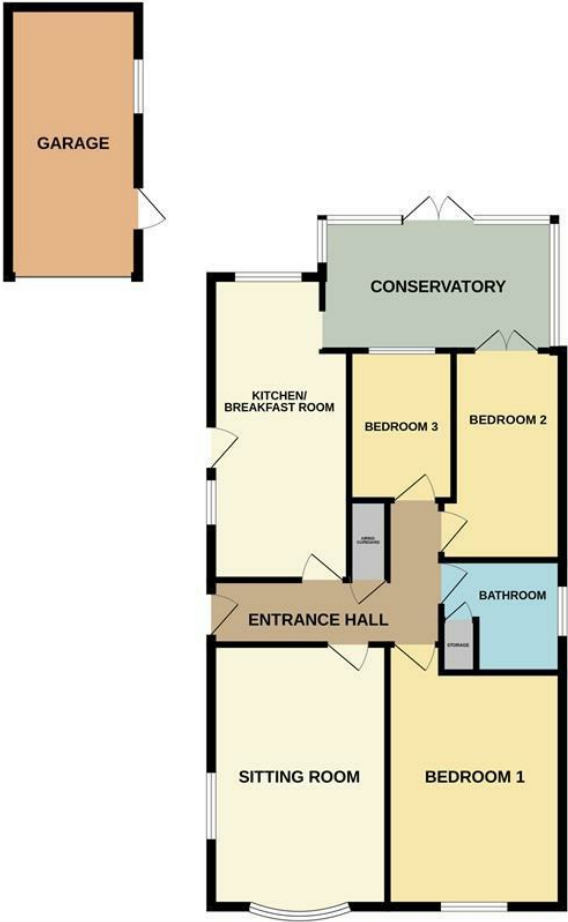






Tenure: Freehold
Council Tax Band: B
EPC Rating: D TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



7 ALLEN ROAD OULTON BROAD

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