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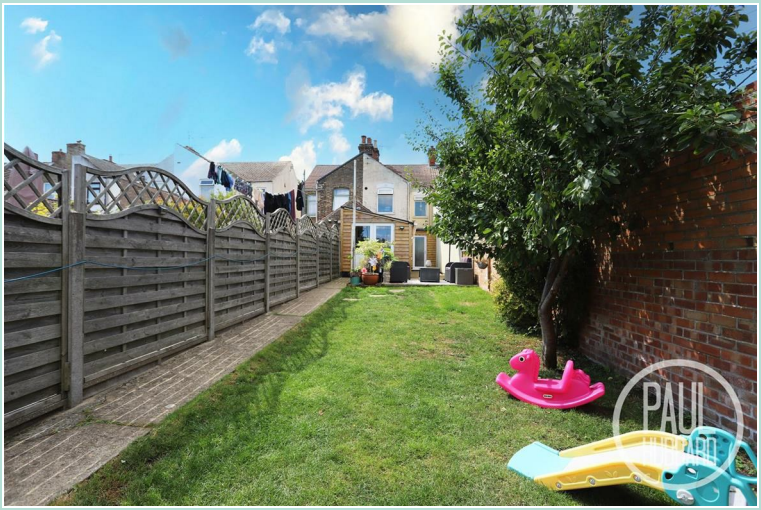

Victoria Road

Oulton Broad, NR33 9LP

- Bay fronted family home
- In sought after Oulton Broad
- 3 separate bedrooms
- Well maintained gardens front & rear
- Off road parking for multiple vehicles
- Garage
- Spacious garden studio - Great for business use or hobbies
- Modern kitchen with adjoining utility room
- Gas central heating with combi boiler
- Close to local amenities, shops & schools

PAUL HUBBARD

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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 to the front aspect, fitted carpet, radiator, stairs leading to the first floor landing and doors opening to the sitting room & dining room.

Sitting Room

4.10 max into bay x 3.21
Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.

Dining Room

4.26 x 3.36
A step down to the spacious dining room featuring fitted carpet, UPVC double glazed window to the rear aspect, gas fireplace, under-stair storage cupboard, radiator and a door opening into the kitchen.

Kitchen

3.01 x 2.39
LVT flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, gas hob, extractor hood, space for a fridge-freezer, dishwasher and doors opening into the bathroom & utility room.

Bathroom

3.12 x 1.73
Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, wall heater, down lights, part tiled walls, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a handheld shower attachment set above, extractor fan and a door opens into the WC.

WC

1.73 x 0.75
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator and a toilet.

Utility Room

2.73 x 1.76
Vinyl flooring, x2 UPVC double glazed windows to the side & front aspect, tap, laminate work surface, spaces for a washing machine, tumble dryer & fridge, splash back panel and a door opening to the rear garden.

Stairs leading to the First Floor Landing

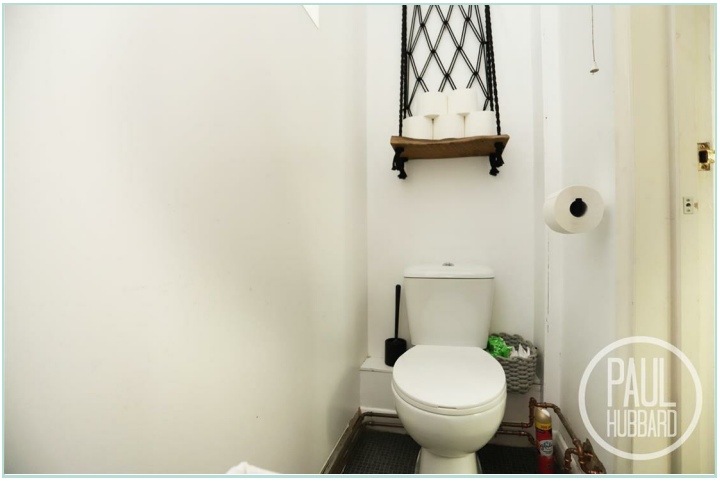
Exposed floorboards with runner carpet leading to fitted carpet, loft access and doors opening to bedrooms 1-3.

Bedroom 1

4.26 x 3.58
Exposed floorboards, UPVC double glazed window to the front aspect, radiator, period fireplace and a built-in storage cupboard.

Bedroom 2

3.35 x 3.21
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



Bedroom 3

3.12 x 2.40

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

Outside

Gated access opens onto a neat shingle frontage, bordered by decorative plant beds and mature shrubs. A paved pathway leads to the main entrance door, and the garden is fully enclosed, offering both privacy and curb appeal.

A well-maintained lawn is framed by established planted borders and complemented by a paved patio area, ideal for outdoor seating and dining. The garden is fully enclosed and features outdoor lighting, with pedestrian access to both the studio and garage. A rear gate opens to the driveway, providing off-road parking for multiple vehicles directly in front of the garage.

Studio

3.85 x 2.29

Perfect as a home office or hobby room, the studio is accessed via UPVC French doors and includes vinyl flooring, x2 UPVC double glazed windows to the front and side aspect, radiator, lighting, power sockets, consumer unit, plumbing, offering a practical and comfortable workspace.

Garage

2.95 x 6.00

A versatile space for secure parking or storage, featuring x2 UPVC double glazed windows to the front and side aspects, an up-and-over door, and a pedestrian entrance from the rear garden.

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.

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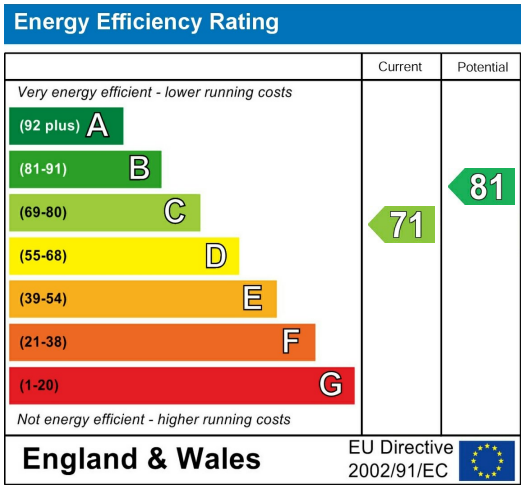
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



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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 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