

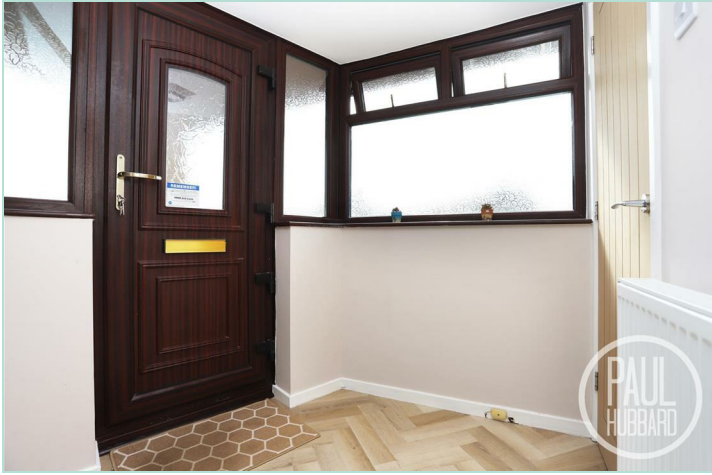
£350,000  
Offers In Excess Of



## Claydon Drive Oulton, NR32 3DZ

- Extended three bedroom family home
  - Stunning renovation throughout
  - New flooring and internal doors throughout
  - Kitchen/diner with bi-folding doors to the rear garden
  - Off-road parking for multiple vehicles with electric car charging point
  - Spacious kitchen/diner and separate sitting room
  - Brand-new combi boiler and consumer unit
  - Garage with light, power, and storage
  - Large rear garden with patio and a brick outhouse with power
  - Close to local schools, shops and amenities
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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

UPVC double glazed obscure windows to the front and side aspect, LVT flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the cloakroom and sitting room.



### Cloakroom

1.46 x 0.82

UPVC double glazed obscure window to the side aspect, LVT flooring throughout, a toilet, wall mounted hand wash basin and a radiator.

### Sitting Room

5.44 x 3.17

UPVC double glazed bay window to the front aspect, carpet flooring throughout and a radiator.



### Open-Plan Living Space

6.53 max x 5.89 max

A well-appointed kitchen featuring dual-aspect UPVC double-glazed windows and LVT flooring throughout, fitted with a range of units, oak work surfaces, and integrated appliances including an oven, fridge, freezer, washing machine, dishwasher, and hob with built-in extractor. A sink with drainer sits beneath the window, complemented by a breakfast bar, pantry, and additional storage cupboard. The room is heated by two radiators and offers access to the lobby as well as bi-folding doors opening onto the rear garden.

### Lobby

5.64 x 1.04

Featuring tiled flooring throughout, with doors leading to the garage and both front and rear gardens, this versatile space is perfectly suited as a boot room or a practical area for pets before entering the main house.



### Stairs leading to the First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch, a radiator and doors opening to the bathroom and bedrooms 1-3.



### Bathroom

2.41 x 1.67

UPVC double glazed obscure windows to the side and rear aspects, LVT flooring throughout, pedestal wash basin, toilet, bath with overhead shower and a radiator.

### Bedroom 1

3.19 x 3.35

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a built in wardrobe.

### Bedroom 2

3.84 max x 2.32 max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a built in wardrobe.



### Bedroom 3

3.19 max x 2.29 max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a storage cupboard housing the boiler.

### Outside

The front of the property features a neat laid lawn with attractive flower beds, a driveway offering off-road parking, and access to both the garage and side alleyway. Additional benefits include sensor lighting and an EV charging point conveniently installed at the front.



The rear garden offers a laid lawn with a paved patio area, perfect for outdoor entertaining, along with a summer house and additional paved space. Practical features include an outdoor tap, brick-built storage, and direct access to the lobby, with gated access leading to the front of the property.

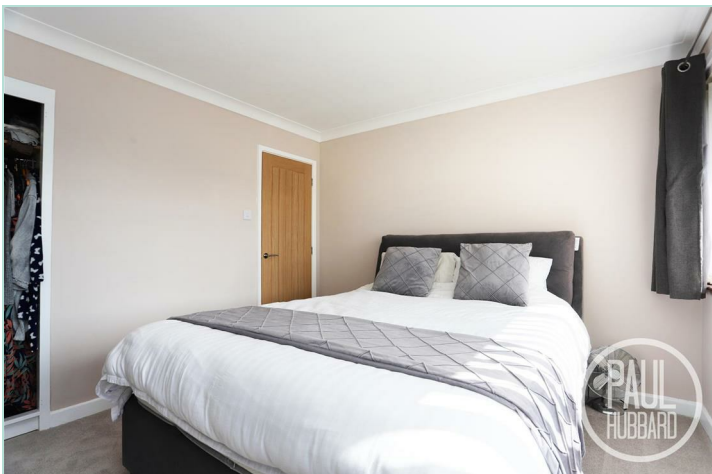
### Garage

5.52 x 2.62

The garage is fitted with an up-and-over door, lighting, power supply, and a brand-new electric consumer unit.

### Agent note

Renovated throughout with new flooring, doors, appliances and gas combi boiler.




### 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.





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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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