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£260,000
Asking Price







Kearney Drive

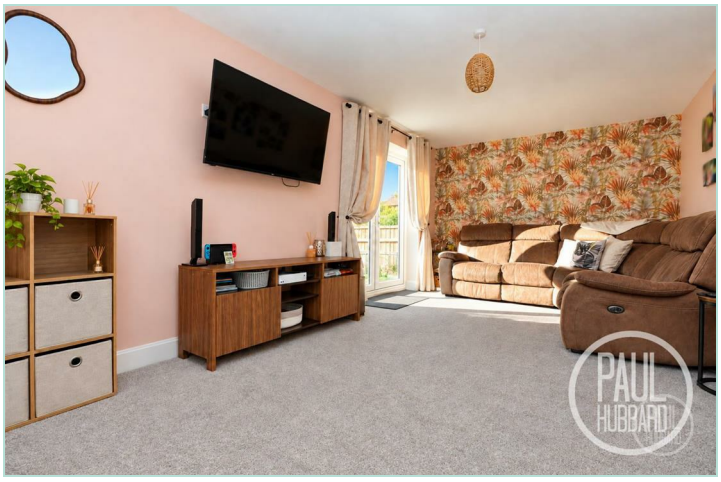
Suffolk, NR32 3FJ

- Sizeable semi-detached family home
- 3 Separate bedrooms
- Popular Limes estate in Oulton Broad
- South facing garden
- Driveway with off road parking
- Open plan kitchen/diner
- Separate utility room and ground floor WC
- Generously sized master bedroom with en-suite
- Seperate entrance hall
- Close to local shops, amenities and schools

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Location - Oulton Broad

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

Entrance door to the front aspect, vinyl flooring throughout, carpeted stairs leading to the first floor landing, a radiator and doors opening to the kitchen/diner and sitting room.

Sitting Room

5.61m x 3.10m

A generously sized reception room with UPVC double glazed window to the front aspect and french doors to the side aspect boasting ample natural light. Carpet flooring throughout and x2 radiators.

Kitchen/Diner

5.62m x 2.88m

A sizeable open plan space with multiple UPVC double glazed windows surround, vinyl flooring throughout, x2 radiators, cupboard housing the gas boiler, doors opening to the utility room and built in storage cupboard. Units above and below, laminate work surfaces, stainless steel sink with drainer, 4 ring gas hob with integrated oven below, extractor fan above, integrated dishwasher and fridge/freezer.

Utility Room

1.88m x 1.58m

Vinyl flooring throughout, a radiator, door opening to a separate WC, laminate work surface with space below for appliances including a washing machine and tumble dryer.

WC

1.47m x 0.90m

Vinyl flooring throughout, a radiator, toilet and wall mounted slimline hand wash basin.

Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch with ladder and doors opening to a built in storage cupboard, family bathroom and bedrooms 1-3.

Bathroom

2.18m x 1.87m

UPVC double glazed window to the front aspect, vinyl flooring throughout, part tile walls, a radiator, toilet, pedestal hand wash basin and bath.

Bedroom 1

5.64m x 3.17m max

A generously sized master bedroom with UPVC double glazed windows to the front and side aspect, carpet flooring throughout, a radiator and door opening to the ensuite.









En-suite

2.18m x 1.18m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a radiator, part tile walls, a toilet, pedestal hand wash basin and mains fed shower enclosed within a tile and glass cubicle.

Bedroom 2

3.18m x 2.80m max

UPVC double glazed windows to the front and side aspect, carpet flooring throughout and a radiator.

Bedroom 3

2.79m x 2.36m

A room currently being used as a home office but has the potential to be used as a third bedroom. Comprising of a UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

Outside

To the front of the property, a paved patio pathway runs alongside a neatly maintained lawn. To the side, a driveway provides convenient off road parking and leads to a timber gate giving access to the garden.

The property also benefits from a fully enclosed, south facing side garden, featuring a well maintained lawn, a patio seating area and a pathway leading to a timber gate providing access to the driveway.

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.

Image Enhancement Disclaimer

Some images may have been digitally enhanced to improve their presentation. Enhancements are for visual appeal only and are not intended to misrepresent the property or its features.

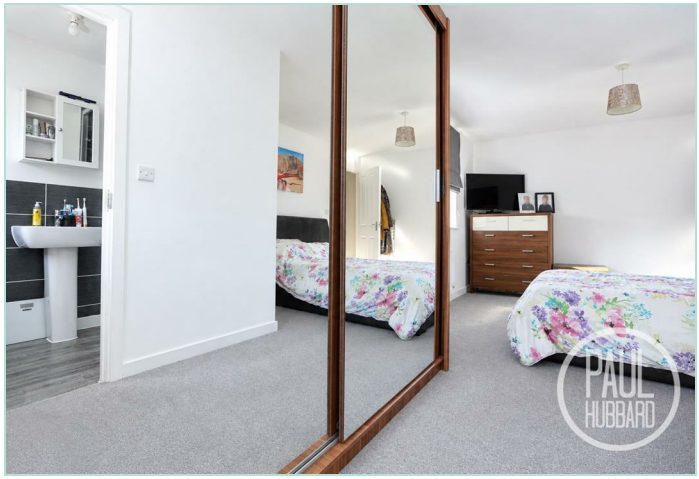
Anti-Money Laundering

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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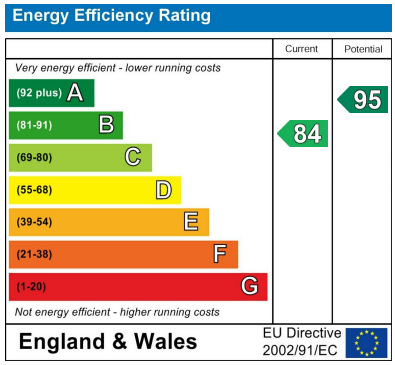




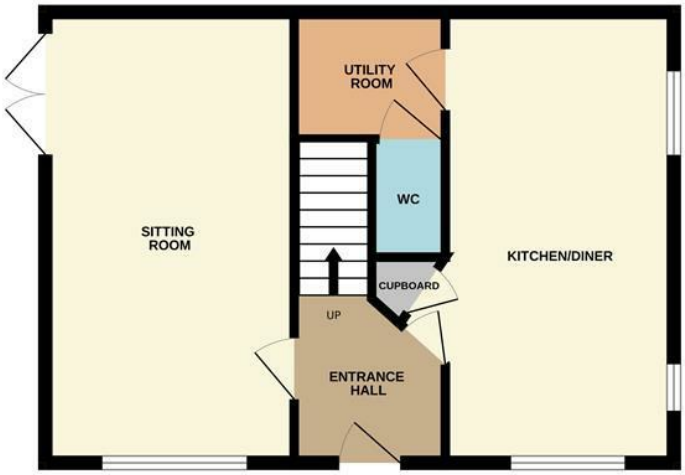




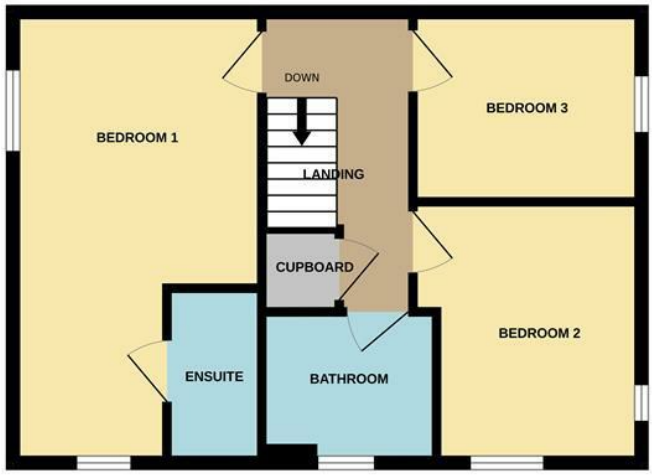
Tenure: Freehold
Council Tax Band: C
EPC Rating: B
Local Authority: East Suffolk Council



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

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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