

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                                   |                            |                                                                                     |
| (55-68) D                                   | 65                         | 75                                                                                  |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>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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£190,000  
Asking Price



## Walberswick Way

Oulton Broad, NR32 3EJ

- Semi detached bungalow
- Off road parking for multiple vehicles with carport
- Recently renovated kitchen & shower room
- 1 double bedroom
- Modern gas combi boiler
- Open-plan lounge/ diner
- Gardens front & rear
- Perfect for putting your own stamp on
- Close to local amenities & shops
- Great public transport locally

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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 entrance door to the side aspect, fitted carpet, recessed mat, radiator, built-in storage cupboard, loft access and doors opening to the bedrooms, bathroom, kitchen/breakfast room & sitting room.

### Kitchen

3.89 max x 2.90 max

Tile flooring, dual aspect UPVC double glazed windows, radiator, built-in storage cupboard housing the gas combi boiler, units above & below, laminate work surfaces & splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood and spaces for a fridge-freezer & washing machine.

### Sitting Room

4.24 max x 4.07 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, electric fireplace with decorative brick work surround and an archway opening leads through to the dining room.

### Dining Room

2.69 x 2.42

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

### Conservatory

2.84 x 2.48

Tile flooring, UPVC double glazed windows and a UPVC sliding door opens to the rear garden.

### Bedroom

3.01 x 2.86

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

### Bathroom

2.97 max x 1.48 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, down lights, heated towel rail, toilet & wash basin set so to a vanity unit with a mixer tap, an electric shower set into a cubicle enclosure and aqua board wall panels.

### Outside

Attractive shingle front garden with a variety of decorative plants and shrubs. A paved driveway provides off-road parking for multiple vehicles, complemented by a car port for sheltered parking. The driveway leads to the main side entrance, with gated access to the rear.

A generous rear garden, mainly laid to lawn, with paved patio areas ideal for outdoor seating and entertaining. Neatly planted beds and shrub borders add colour and interest throughout the seasons. The garden also benefits from an outdoor tap, timber storage shed, greenhouse, and is fully enclosed with panel fencing for privacy.

### 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.

