

£550,000  
Asking Price



## Oulton Street

Oulton, NR32 3BB

- Gorgeous detached home
- West facing rear garden with hot tub
- Open-plan kitchen/ diner & family room
- 5 bedrooms, 2 with en-suite shower
- Off road parking for multiple vehicles
- 2 ground floor WC & first floor bathroom
- Stunning galleried landing
- Utility room/boot room
- Modern & tasteful decor throughout
- A sought after location in Oulton

e - info@paulhubbardonline.com

t - 01502 531218

**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!

### Summary

**\*\* Immaculate 5-Bedroom Detached Home in Prime Oulton Location \*\*** Set in a sought-after area of Oulton, this beautifully finished detached home offers spacious, modern living ideal for families. Featuring five bedrooms (two with en-suites), an impressive open-plan kitchen/diner and family room, stylish sitting room, home office, and a striking galleried landing, the layout is both functional and luxurious. The west-facing rear garden is private and not overlooked, complete with a hot tub, decking area, and play space. Additional highlights include a utility/boot room, two ground floor WCs, off-road parking for multiple vehicles, an integral garage, and high-end finishes throughout. All just moments from local schools, shops, and amenities.

### Entrance Hall

A spacious entrance hall featuring UPVC double glazed windows & entrance door to the side aspect, radiator, stairs leading to the first floor landing, under-stair storage, LVT flooring and doors opening to the home office, cloakroom, sitting room & open-plan kitchen/diner.

### Home Office

2.02m x 2.51m

LVT flooring, UPVC double glazed window to the front aspect down lights and a radiator.

### Cloakroom

0.88m x 1.85m

LVT flooring, radiator, extractor fan, toilet and a wash basin set into a vanity unit with a mixer tap.

### Sitting Room

4.24m x 4.44m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, feature cast iron burner and folding doors open into the kitchen/ diner.



### Open-plan Kitchen/ Diner & Family Room

7.88m max x 7.04m

A gorgeous open plan space with room for all the family or perfect for entertaining guests. Featuring LVT flooring, x4 UPVC double glazed windows to the side & rear aspect, x2 radiators, down lights, underfloor heating, island with base units, granite work surfaces, feature pendant lighting, undermount stainless steel sink with mixer tap, gas hob, stainless steel extractor fan, space for bar stools, alcove shelving, built-in double oven & separate microwave, space for an American style fridge-freezer, wall units with ample storage space, x2 UPVC French doors open out to the rear garden and a door opens into the utility room.



### Utility Room/ Boot Room

5.43m max x 2.85m max

LVT flooring, units above & below, laminate work surface, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for a washing machine & tumble dryer, consumer unit, UPVC double glazed window to the side aspect, radiator, space for storing coats & shoes, a door opens into the WC and a UPVC door opens out to the rear garden.

### Stairs leading to the First Floor Landing

A gorgeous wrap around galleried landing with feature pendant lighting, fitted carpet, radiator, loft access and doors opening to bedrooms 1-5 & the family bathroom.

### Bedroom 1/ Dressing Room

5.76m max x 6.58m max

Double doors open to the spacious master suite with laminate flooring, underfloor heating, x2 UPVC double glazed windows to the rear aspect, x2 radiators, down lights, a dedicated dressing room area with fitted storage solutions and a door opens into the en-suite shower room.



### Bedroom 1 En-suite Shower Room

3.02m max x 3.42m max

Tile flooring & part-tile walls, underfloor heating, UPVC double glazed window to the rear aspect, extractor fan, toilet, dual wash basins with mixer taps set into vanity units and a walk-in mains-fed shower with both hand held & rain-fall heads.

### Bedroom 2

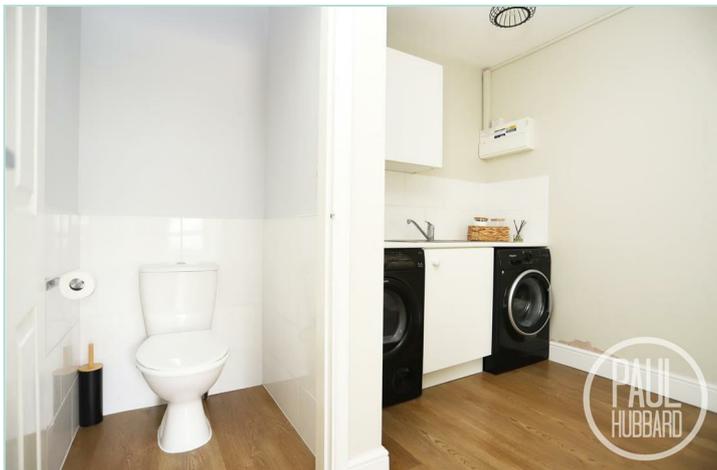
5.23m max x 2.86m

Laminate flooring, UPVC double glazed window to the front aspect, radiator and a door opening into the en-suite shower room.

### Bedroom 2 En-suite Shower Room

1.83m x 1.89m

Tile flooring & part-tile walls, UPVC double glazed obscure window to the side aspect, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap and an electric shower set into a cubicle enclosure.







### Bedroom 3

3.77m x 4.12m

Laminate flooring, UPVC double glazed window to the front aspect, radiator and fitted storage solutions.

### Bedroom 4

3.96m x 3.47m

Laminate flooring, UPVC double glazed window to the side aspect, radiator and fitted storage solutions.

### Bedroom 5

4.91m max x 2.51m max

Laminate flooring, UPVC double glazed window to the front aspect, radiator and eaves storage.

### Bathroom

2.10m x 2.95m

Tile flooring & part-tiled walls, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap & a hand-held shower attachment.

### Outside

An expansive brickweave driveway offers off-road parking for multiple or large vehicles, complemented by outdoor lighting and well-maintained shrub borders. There is an integral garage, outdoor sockets ready for EV charging, and a UPVC main entrance door. Gated side access leads to the rear garden.



The west-facing rear garden is private and not overlooked, featuring a laid lawn, bark area ideal for a swing set or children's play, and mature shrub borders. A decking area provides space for outdoor furniture, including table, chairs, or a sofa, while a jacuzzi hot tub is neatly tucked away. The garden is fully enclosed with a panel fence surround, includes outdoor lighting and sockets, and is connected to the front via a brickweave pathway and a secure locked gate.

### Garage

6.26m x 2.91m

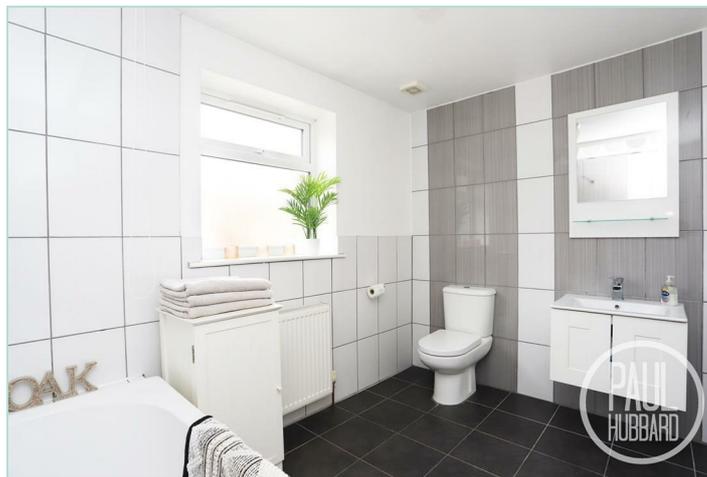
The integral garage features an electric roller door, gas boiler, and water cylinder, with power sockets and lighting installed. It offers ample space for storage or secure vehicle parking.

### 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: E  
 EPC Rating: C  
 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>		
(69-80) <b>C</b>	<b>69</b>	<b>74</b>
(55-68) <b>D</b>		
(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  
 1274 sq.ft. (118.3 sq.m.) approx.



1ST FLOOR  
 1280 sq.ft. (118.9 sq.m.) approx.



TOTAL FLOOR AREA: 2554 sq.ft. (237.3 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.  
 Made with Metropix ©2025

**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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