

£325,000
Offers In Excess Of



Hobbs Close

Oulton, NR32 3FR

- Gorgeous detached family home in sought after Oulton
- 4 double bedrooms
- Off road parking for multiple vehicles
- Integral garage
- Tasteful decor throughout
- Spacious sitting room
- Open-plan kitchen/diner with large storage cupboard
- Adjoining utility room & cloakroom
- Low maintenance rear garden
- Close to local schools & amenities

**PAUL
HUBBARD**

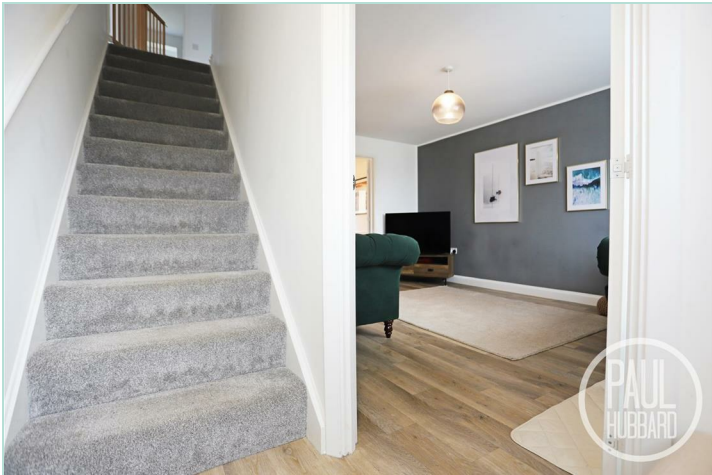


Location

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!

Entrance Hall

Composite door to the front aspect, Karndean flooring, radiator, consumer unit, a door opens to the sitting room and stairs lead up to the first floor landing.



Sitting Room

4.80 max x 3.36 max

Karndean flooring, UPVC double glazed window to the front aspect, radiator and double doors open into the kitchen/diner.

Kitchen/Diner

5.0 x 3.13

Karndean flooring, UPVC double glazed window to the rear aspect, radiator, space for a dining table, feature lighting, UPVC French doors open to the rear garden, spacious under-stair storage cupboard (perfect for a pantry), units above & below, laminate work surfaces, breakfast bar, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob, stainless steel splash back & extractor hood, integrated fridge, tumble dryer & dishwasher and doors open to the garage & utility room.



Utility Room

2.15 x 1.91

Karndean flooring, gas combi boiler (Serviced summer 2024), base units, laminate work surface, space for a washing machine and doors opening to the cloakroom & out to the rear garden.

Cloakroom

0.9 x 1.91

Karndean flooring, UPVC double glazed obscure window the rear aspect, radiator, toilet, pedestal wash basin with a mixer tap and a tile splash back.





Stairs leading to the first floor landing

Fitted carpet, storage cupboard and doors opening to bedrooms 1-4 & the family bathroom.

Bedroom 1

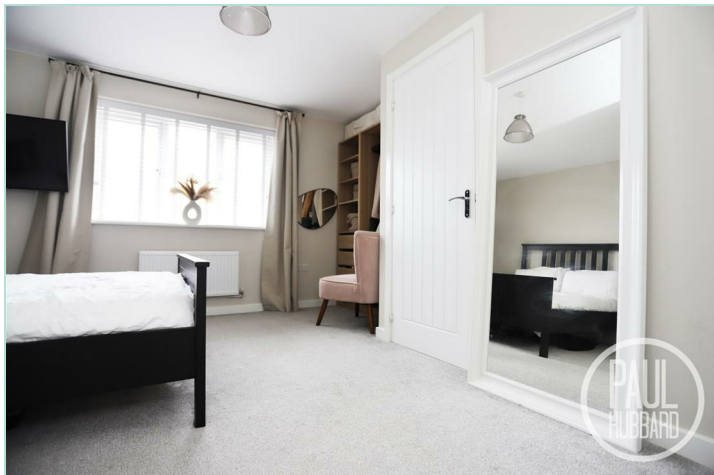
4.37 max x 4.08 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard, fitted storage units and a door opens into the en-suite shower room.

En-suite Shower Room

2.08 max x 1.84

Karndean flooring, UPVC double glazed obscure window to the side aspect, part-tiled walls, heated towel rail, suite comprises a toilet, pedestal wash basin with a mixer tap and a mains-fed shower set into a cubicle enclosure.



Bedroom 2

3.74 x 2.59

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

Bedroom 3

2.93 x 2.84

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



Bedroom 4

2.93 x 2.20

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

Bathroom

2.08 x 1.93

Karndean flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, part-tiled walls, heated towel rail, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and an electric shower set above.







Outside

A spacious brick weave driveway provides off-road parking for multiple vehicles, bordered by a well-maintained lawn and decorative shrubbery. The main entrance door is located at the front, alongside the garage door, with gated side access leading to the rear garden.

The rear garden features a neatly laid lawn with a shingle border, an outdoor tap, and a pathway that wraps around to the side. Fully enclosed by a combination of panel fencing and a brick wall, it offers privacy and a secure outdoor space.



Garage

4.82 x 2.72

The garage offers ample space for storage, featuring an up-and-over door, as well as lighting and power supply for added convenience.

Financial Services

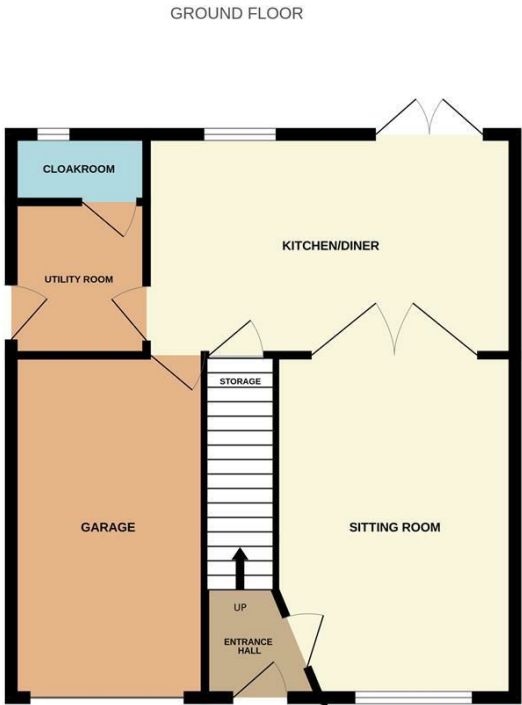
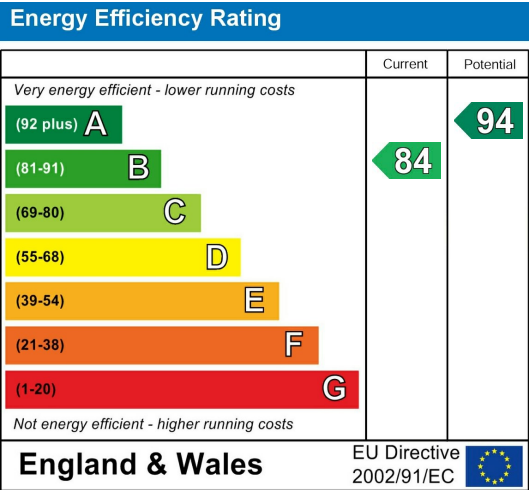
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Tenure: Freehold
 Council Tax Band: D
 EPC Rating: B
 Local Authority: East Suffolk Council



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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