

£250,000
Asking Price



Elm Tree Road

Oulton Broad, NR33 9ER

- Well presented semi detached home in sought after Oulton Broad
- Chain free
- 3 separate bedrooms
- Off road parking for multiple vehicles & a detached garage
- Gorgeous mature gardens both front & rear
- Spacious hallway entrance
- Bay-fronted sitting room
- Open plan dining room & conservatory
- Modern kitchen & shower room
- Close to local schools, shops & amenities

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!

Entrance Hall

UPVC double glazed obscure door & windows to the front aspect, fitted carpet, radiator, stairs leading to the first floor landing, under-stair storage cupboard and doors opening to the sitting room & kitchen.



Sitting Room

4.84 max x 3.99 max

Fitted carpet, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side, radiator, fireplace and sliding doors open into the dining room.

Dining Room

2.87 x 2.86

Fitted carpet, radiator, an opening to the conservatory and a door opens into the kitchen.



Conservatory

2.53 x 2.22

Tile flooring, UPVC double glazed windows to the side & rear aspect, radiator and UPVC French doors open to the rear garden.

Kitchen

3.37 x 3.01

Tile flooring, UPVC double glazed window to the rear aspect, built-in storage cupboard, units above & below, work surfaces, tile splash backs, inset sink & drainer with mixer tap, spaces for an oven & washing machine and a door opens into the lean to.

Lean To

3.01 max x 2.53 max

Vinyl flooring, UPVC double glazed windows, a folding door opens to a convenient WC and a UPVC door opens to the rear garden.





WC

1.18 x 0.75

Vinyl flooring, UPVC double glazed obscure windows to the side & rear aspect and a toilet.

Stairs leading to the First Floor Landing

Fitted carpet, airing cupboard, loft access and doors opening to bedrooms 1-3 & the shower room.

Bedroom 1

4.05 max x 3.64 max

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

Bedroom 2

4.05 max x 2.93 max

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

Bedroom 3

2.47 x 2.46

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

Shower Room

2.87 x 1.66

Vinyl flooring, radiator, tiled walls, UPVC double glazed window to the rear aspect, toilet, pedestal wash basin with mixer tap, walk-in mains-fed shower with a glass screen and aqua board wall panels.

Outside

A brick weave driveway provides ample off-road parking for multiple vehicles and leads to a detached brick-built garage. The generous front garden is attractively landscaped with a laid lawn, mature planting, and a pathway to the sheltered, well-lit main entrance. Enclosed by panel fencing, the front offers both privacy and curb appeal, with gated side access allowing easy entry to the rear garden.

The beautifully maintained rear garden is a real highlight – mature, private, and full of character. With a variety of established plants, shrubs, and trees, the space includes a well-kept lawn, a paved patio area perfect for outdoor dining, an outdoor tap and lighting. Stepping stones lead you to the bottom of the garden, where you'll find a large summerhouse and a timber storage shed – ideal for hobbies, relaxation, or additional storage.







Garage

4.71 x 2.59

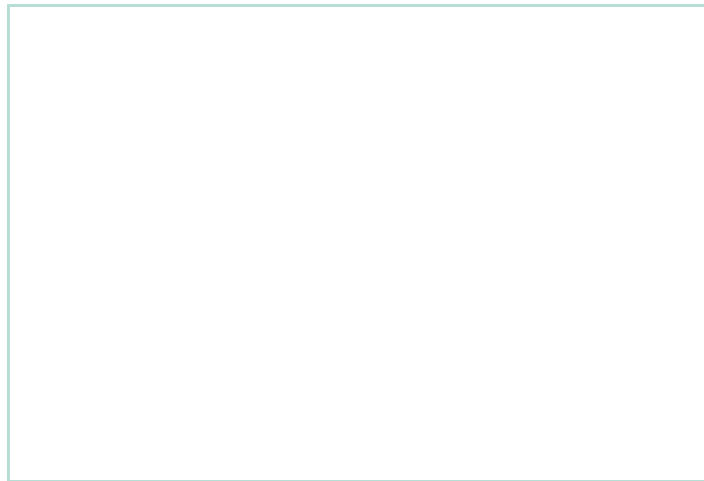
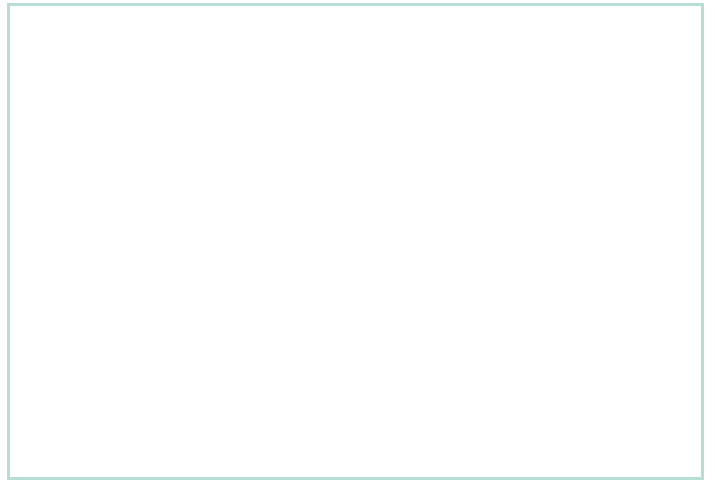
Detached garage featuring an up-and-over door to the front, two timber-framed garden windows to the side and rear, ideal for use as secure storage or for parking a vehicle, with convenient pedestrian access to the side.

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.







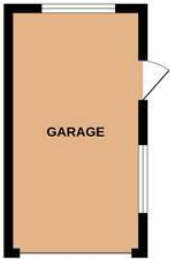
Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.
Made with Metropix ©2025

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

Contact Us
www.paulhubbardonline.com
01502 531218
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