

£450,000
Offers In Excess Of

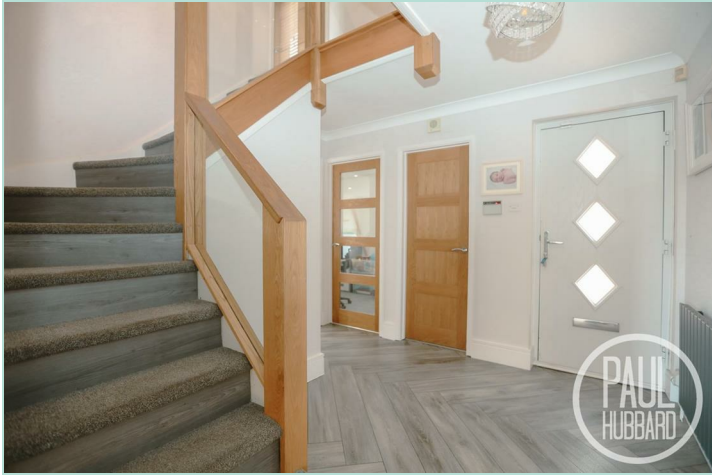


Birch Close

Lowestoft, NR32 3QF

- Beautifully presented throughout
- Sought-after Oulton Broad location
- Spacious and modern family home
- Flexible accommodation with four/five bedrooms
- Stunning open-plan sitting room, kitchen and dining area
- Separate study/reception room
- Contemporary fitted kitchen with integrated appliances
- Off-road parking with a double garage
- Landscaped rear garden featuring a pergola and brick-built barbecue area
- Conveniently located close to local amenities, schools and transport links

**PAUL
HUBBARD**



Summary

Situated in the highly sought-after area of Oulton Broad, this beautifully presented four/five-bedroom detached family home which offers spacious and versatile accommodation finished to a high standard throughout. The heart of the home is the impressive open-plan sitting room, kitchen and dining area, creating the perfect space for both everyday family living and entertaining. The property also benefits from a separate study/reception room, a contemporary fitted kitchen with integrated appliances, and 4/5 well-proportioned bedrooms.

Externally, the home boasts a generous driveway providing ample off-road parking, a double garage, and an attractive rear garden designed for low-maintenance enjoyment. Complete with a patio area, artificial lawn, pergola, brick-built barbecue area, hot tub and gated side access, the garden is ideal for relaxing and entertaining. Conveniently located close to local amenities, well-regarded schools and transport links, this exceptional home is perfectly suited to modern family living.

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

A welcoming entrance hall with door to the front aspect, LVT flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to a WC, study, reception room/bedroom 5, sitting room, understairs storage cupboard and main living area.

WC

2.04m x 0.96m

UPVC double glazed obscure window to the side aspect, tiled flooring throughout, toilet, pedestal wash basin and a heated towel rail.

Study

2.30m x 2.08m

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



Reception Room

3.78m into bay x 2.77m

A room which has the potential to be used as either a reception room, 5th bedroom or additional home study, comprising of a UPVC double glazed bay window to the front aspect, laminate flooring throughout and a radiator.



Main Living Area; Kitchen/Sitting Room/Diner

A bright and spacious open-plan living area, with a sitting room (8.90m x 3.56m) comprising of a UPVC double glazed window to the front aspect, LVT flooring throughout, a wood-burning stove and two contemporary wall-mounted radiators. The dining area (2.83m x 6.66m) which is located to the rear of the property benefits from Bi-fold doors opening into the rear garden, a skylight and UPVC double glazed windows, all providing natural ample light.

The modern fitted kitchen comprises of a range of wall and base units with complementary work surfaces incorporating a sink unit, part-tiled walls, and a comprehensive selection of NEFF integrated appliances, including a wine cooler, five-ring hob with extractor fan over, double oven, microwave, dishwasher, washing machine, tumble dryer and fridge freezer.



Stairs leading to the first floor landing

UPVC double glazed window to the front, carpet flooring throughout, loft hatch, radiator and doors opening to the bathroom, storage cupboard and bedrooms 1-4.

Bedroom 1

5.97m max x 3.60m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, built in wardrobe and doors opening to the en-suite.

Ensuite

2.04m x 1.95m

UPVC double glazed obscure window to the front aspect, tiled flooring throughout, toilet, vanity unit with inset sink, shower within an enclosed glass cubicle and a radiator.



Bedroom 2

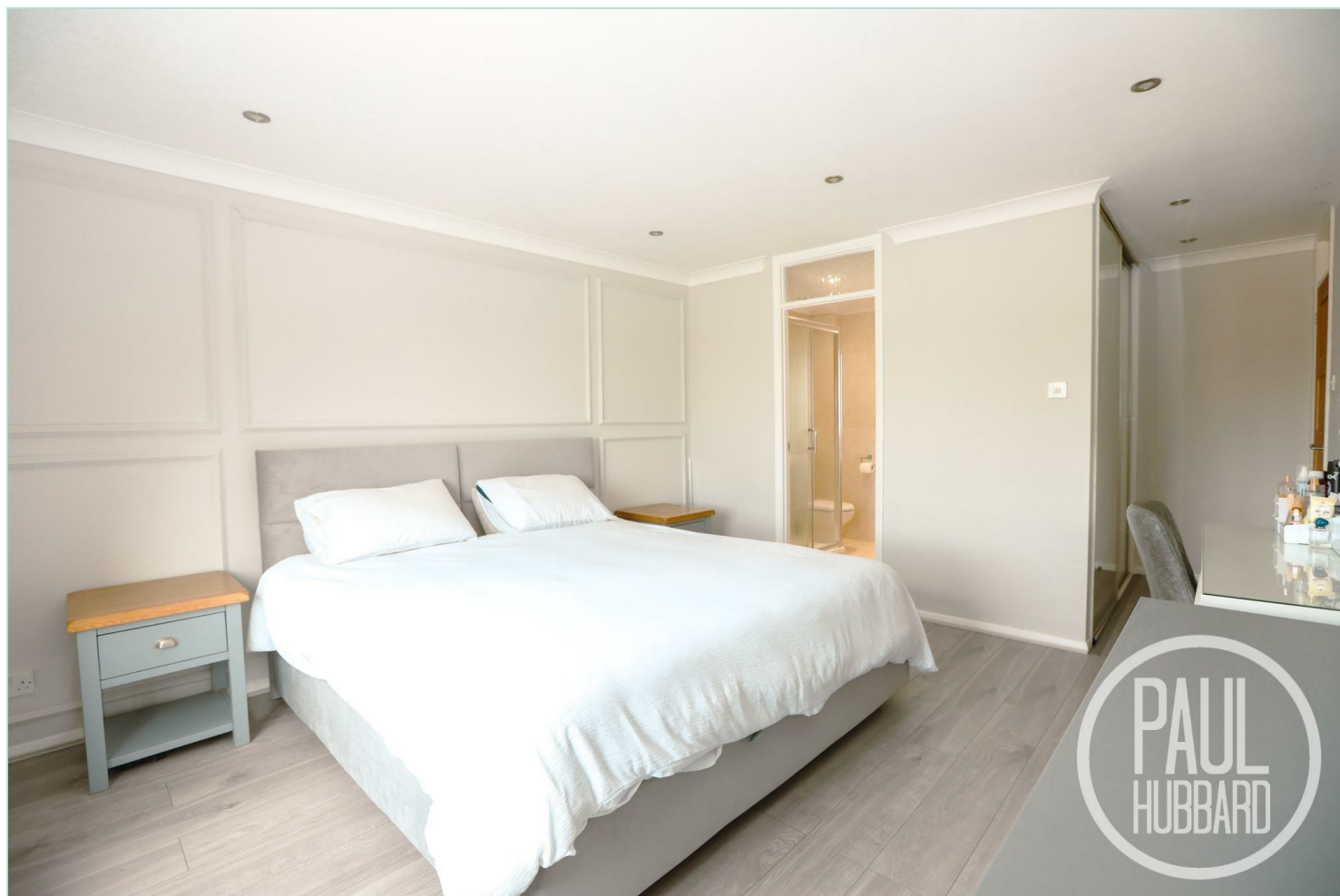
3.65m x 3.19m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and built in wardrobes.

Bedroom 3

3.19m x 2.32m

UPVC double glazed window to the front aspect, laminate flooring throughout and a radiator.





Bedroom 4

3.36m x 2.10m

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

Bathroom

2.16m x 2.11m

UPVC double glazed obscure window to the rear aspect, tiled flooring throughout, toilet, vanity unit with inset sink, bath with overhead shower, spotlights and a heated towel rail.

Outside

The front of the property is attractively presented with a well-maintained lawn, complemented by a variety of mature plants, trees, and shrubs. A driveway provides off-road parking and leads to the double garage (5.41m x 5.14m). A pathway leads to the main entrance door beneath a storm porch, while additional features include an electric vehicle charging point and outdoor lighting.

The rear garden has been designed for low-maintenance outdoor living and features a patio seating area leading to an artificial lawn. There is a brick-built barbecue area and a storage unit, all enclosed by fenced boundaries for privacy. A pergola provides an ideal space for outdoor entertaining, while there is convenient access to the garage and gated side access to the front of the property. An outside tap is also provided.

Agent Note

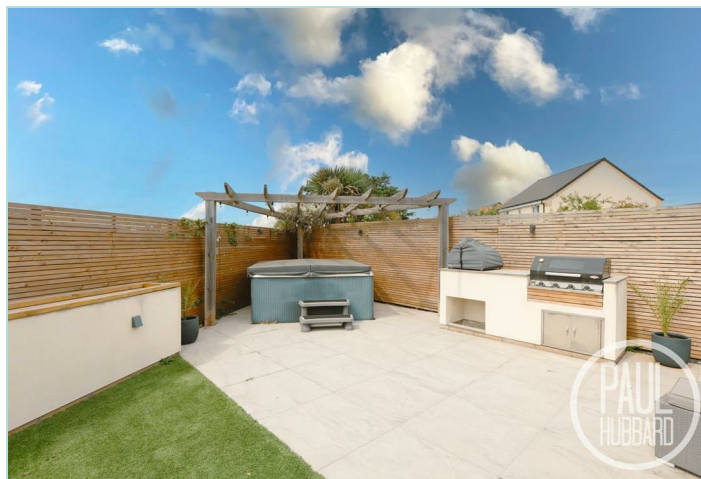
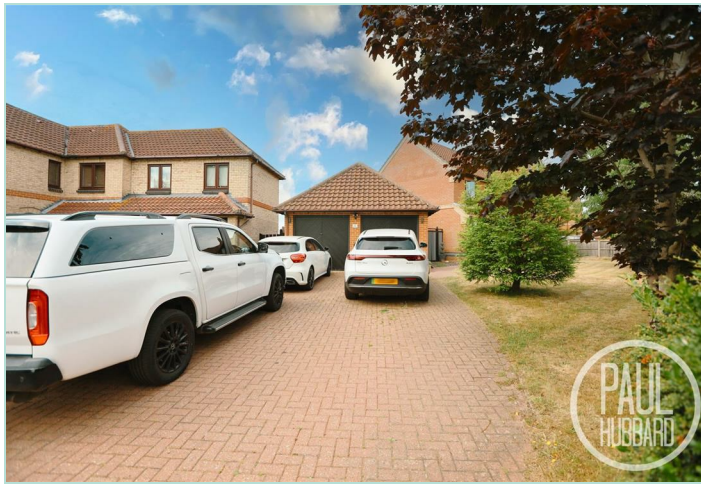
- This property has the potential for a loft conversion (STP)

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: D
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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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