

Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£350,000
 Asking Price



Caldecott Road
 Oulton Broad, NR32 3PH

- Semi detached family home
- In sought after location moments from the broads
- 4 separate bedrooms
- Master bedrooms with adjoining dressing room & ensuite shower
- Spacious throughout
- South west facing rear garden
- Open-plan lounge/diner
- Renovated to a high standard
- Off road parking for multiple vehicles
- Double garage



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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 & double glazed window to the front aspect, laminate flooring, down lights, anthracite grey vertical radiator, under-stair storage cupboard, stairs leading to the split level landing and doors opening to the cloakroom, sitting room & kitchen/diner.

Cloakroom

1.17 x 1.08

Laminate flooring, UPVC double glazed obscure window to the front aspect, down light, heated towel rail, toilet and a wash basin set into a vinyl unit with a mixer tap.

Sitting Room

6.53 max x 3.44 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 anthracite grey vertical radiators, down lights and French doors opening to the rear garden.

Kitchen/ Diner

6.67 max x 6.53 max

A good size L-shape kitchen/diner with a main kitchen area, which extends further through an opening, featuring a breakfast bar and an open plan dining room, laminate flooring, x3 UPVC double glazed windows to the front & rear aspect, x2 anthracite grey vertical radiators, down lights, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, x2 built-in AEG fan ovens, Neff 5 ring gas burner hob, extractor hood, integrated dishwasher, wine fridge and spaces for a fridge-freezer & washing machine and a UPVC door opens into the porch.

Rear Porch

1.33 x 1.14

Ready for renovations and making your own, this area is perfect for storage of coats & shoes or for bringing in pets from the garden. With x2 UPVC double glazed windows to the side & rear and a UPVC door opening out to the rear garden.

Stairs leading to the First Floor Landing

A split level landing with fitted carpet, down lights, loft access, radiator and doors opening to the bedrooms & bathroom.

Bedroom 1 & Dressing Room

6.53 max x 3.09 max

Fitted carpet, down lights, x3 UPVC double glazed windows to the front, side & rear aspect, x2 radiators, a dedicated dressing room area and a door opening into the en-suite shower room.

En-suite Bathroom

2.10 x 1.22

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, a mains-fed shower with both handheld & rainfall heads set into a cubicle enclosure and aqua board wall panels.

Bedroom 2

3.46 x 3.14

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

Bedroom 3

3.45 x 3.28

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

Bedroom 4

3.00 max x 3.01 max into bay

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

Bathroom

3.02 max x 2.41 max

Vinyl flooring, x2 UPVC double glazed obscure windows to the rear aspect, down lights, heated towel rail, extractor fan, toilet, his & hers wash basins both set into vanity units with mixer taps and a panelled bath with a mixer tap.

Outside

The property boasts a generously sized shingle frontage, ideal for parking multiple vehicles. It is attractively bordered by mature shrubs and enclosed by panelled fencing, offering both privacy and curb appeal. A pathway leads directly to the main entrance door at the front of the home.

The rear garden is designed for low maintenance and year-round enjoyment, featuring a stylish brickweave patio, a shingle area, and raised planters filled with decorative planting. Practical touches include outdoor lighting, a water tap, and double up-and-over garage doors that open into the spacious double garage. Double gates at the rear offer the flexibility of additional off-road parking if required.

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.

