

£260,000  
Asking Price



## Mendip Road

Lowestoft, NR32 3HJ

- Semi detached family home
- Three separate bedrooms
- Open-plan lounge/ diner
- Private rear garden
- Off road parking
- Garage
- Neutral décor throughout, perfect for making your own
- Bright & spacious entrance porch
- Close to local amenities & shops
- Well presented throughout

**PAUL  
HUBBARD**



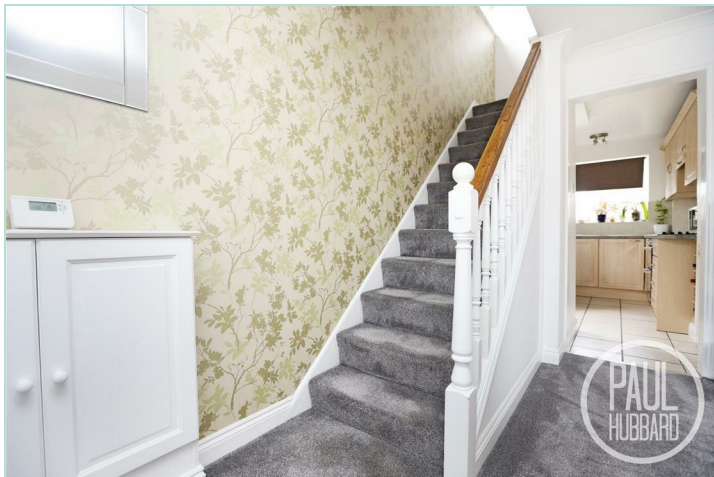


### Location

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

This spacious three-bedroom property is located in a sought-after area of Oulton. Featuring neutral décor throughout, it offers a well-proportioned lounge/diner, a fitted kitchen, and a family bathroom. To the front, there is off-road parking for multiple vehicles, while the rear boasts a fully enclosed garden with a patio, lawn, and access to the garage.



### Porch

2.24m x 1.56m

The entrance opens into a spacious porch with neutral colours, laminate flooring throughout, modern storage cupboards, UPVC double glazed windows to the front and side aspects and a door leading to the main living space.



### Lounge/ Diner

4.94m max x 3.26m

The main living space offers an open plan feel with French door access to the rear garden, UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and an opening leads through to the kitchen.

### Kitchen

3.24m x 2.20m

UPVC doubled glazed window to the rear aspect, tile flooring throughout, units above and below, stainless steel sink with drainer, integrated oven with an electric hob, extractor fan, a storage cupboard and a door leads to the rear garden.

### Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-3.





### Bathroom

2.87m x 2.66m

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, tiled walls, pedestal wash basin, toilet, bath with rainfall shower and a storage cupboard.

### Bedroom 1

3.78m max x 2.60m

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

### Bedroom 2

2.94m x 2.80m

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

### Bedroom 3

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

### Outside

To the front of the property, off-road parking is available for multiple vehicles, surrounded by plants and shrubs, with a laid lawn and pathway leading to the entrance, with gated access to the rear.

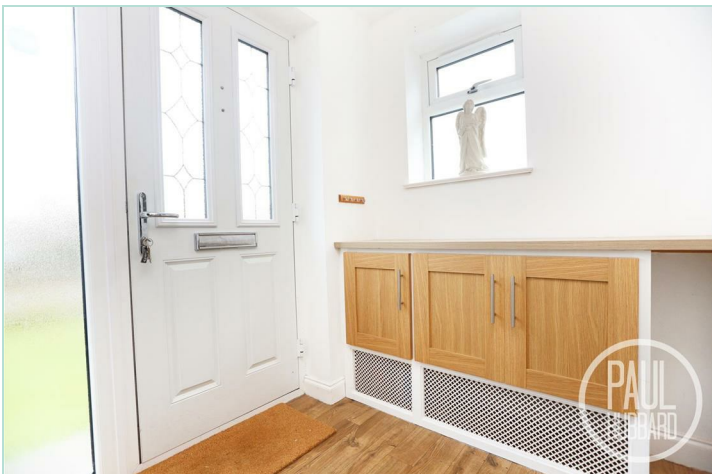
To the rear, a gated, fully enclosed garden features a patio, laid lawn, surrounding plants and shrubs, and access to the garage.

### Garage

Entrance door to the side aspect, window to the rear, off road parking with light and power.

### 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.



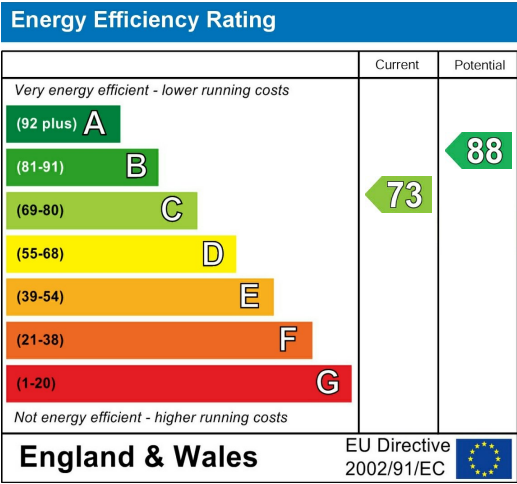




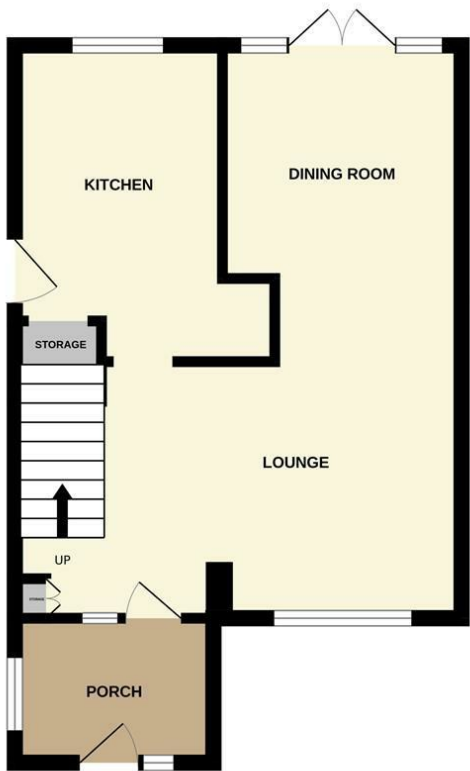




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: C  
 Local Authority: East Suffolk Council



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.  
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