

£270,000  
Asking Price



## Higher Drive

Oulton, NR32 3DE

- Gorgeous detached bungalow
- Refurbished to an exceptional standard throughout
- 2 separate bedrooms
- New flooring installed throughout & complete electrical rewire
- Generous open plan lounge and dining area
- Brand new contemporary kitchen & shower room
- High quality fixtures and finishes
- Ample off-road parking on spacious front drive
- Offered chain free
- In a sought after area in Oulton, close to local amenities & shops

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### 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 Porch

UPVC entrance door to the side aspect, LVT flooring, UPVC double glazed windows, radiator and a door opening to the hallway.



### Entrance Hall

A good size entrance hall featuring LVT flooring, down lights, radiator, full length walk-in storage cupboard and doors opening to the sitting room, kitchen, bedrooms & bathroom.

### Lounge/ Diner

6.06 max x 3.65 max

Newly fitted carpet, dual aspect double glazed windows to the side & front aspect, fireplace, radiator and UPVC French doors open to the conservatory.



### Conservatory

6.29 x 2.79

Laminate flooring, UPVC double glazed windows, radiator and UPVC French doors opening to the garden.

### Kitchen

3.93 x 2.87

LVT flooring, UPVC double glazed window to the side aspect, brand new fitted kitchen units above & below, laminate flooring, down lights, inset stainless steel sink & drainer with mixer, a full range of brand new appliances including a fridge-freezer, dishwasher, double oven, extractor fan & a gas hob, space for a washing machine and a UPVC sliding doors open into the conservatory.



### Shower Room

2.21 x 1.70

LVT flooring, UPVC double glazed obscure window to the side aspect, brand new shower suite, toilet, wash basin set into a vanity unit with a mixer tap,

### Bedroom 1

4.24 x 3.32

Newly fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.



## Bedroom 2

3.02 x 2.87

Newly fitted carpet, UPVC double glazed window to the side aspect and a radiator.

## Outside

The front of the property boasts a beautifully landscaped garden laid with ornamental slate and bordered by a variety of mature shrubs. A long brick weave driveway offers ample off-road parking for multiple vehicles and includes a footpath leading to the front entrance. The driveway extends to a detached garage with a pitched roof, providing additional parking or storage space.



To the rear, you'll find a superbly maintained and fully enclosed lawned garden, offering exceptional privacy to the side and rear. A stylish brick weave patio provides an ideal seating area for outdoor dining or relaxation, surrounded by a vibrant mix of flower beds and established shrub borders.

## 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.



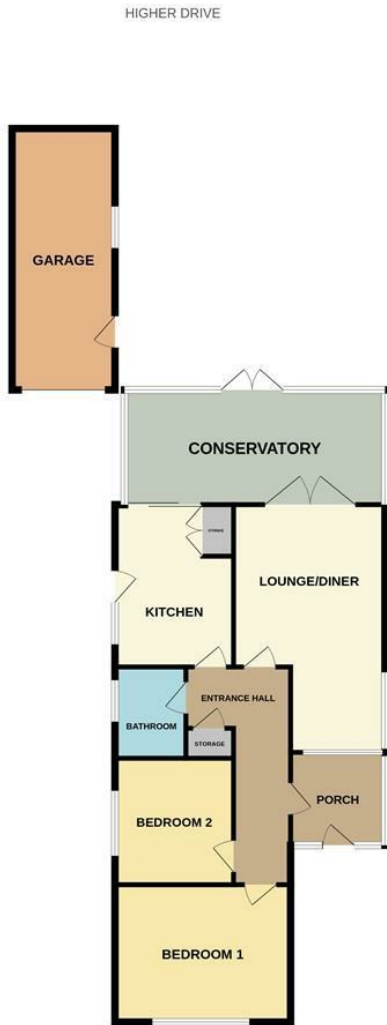
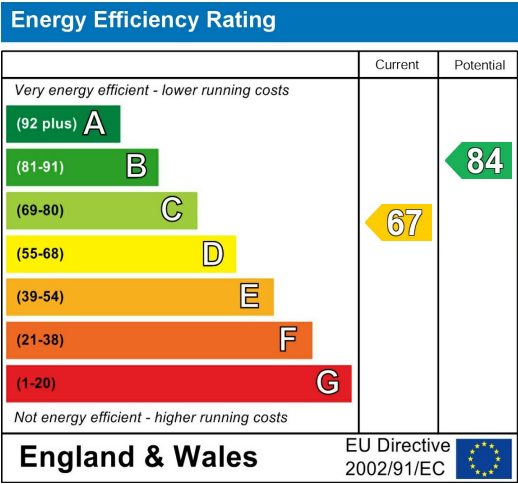








Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D  
Local Authority: East Suffolk Council



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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