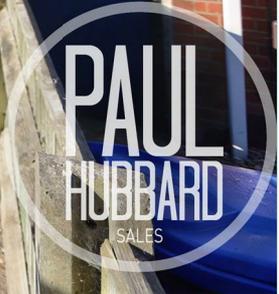


£250,000
Asking Price



Oulton Road Lowestoft, NR32 4QN

- Chain free, recently refurbished 3-bedroom semi-detached home in a popular Lowestoft location
- Spacious and bright ground floor with living room, dining room, modern kitchen, and WC
- Kitchen includes integrated oven, hobs, dishwasher, and French doors opening to the garden
- South-facing rear garden with decking, mature flower beds, and all-day sunshine
- Detached 358 sq ft garage with two storage rooms, private road access, and EV charging point
- Two large double bedrooms, one with bay windows overlooking St Margaret's Church
- Third bedroom ideal as a single room or home office, with garden views
- Modern family bathroom with mains-fed shower, bath, colourful vinyl flooring, and UPVC windows
- Spacious, part-boarded loft for additional storage
- Walking distance to schools, shops, pubs, and town centre; 15-minute walk to North Beach





29 Oulton Road, Lowestoft.

Now available to purchase with an asking price of £260,000, 29 Oulton Road is a chain-free, beautifully refurbished three-bedroom semi-detached home located in a popular and well-connected area of Lowestoft.

This charming property offers a perfect blend of modern upgrades and traditional features, with a spacious layout ideal for families, couples, or those seeking a lifestyle change closer to the coast. Set just a short distance from the town centre, the property is within walking distance of schools, supermarkets, pubs, and the seafront.



The ground floor welcomes you with a bright and airy hallway leading to a comfortable living room, a flexible dining room that could double as a home office, and a recently renovated kitchen featuring integrated appliances, a sleek finish, and French doors opening onto the garden decking. There is also a convenient downstairs WC.

The south-facing rear garden enjoys sun throughout the day and features mature flower beds, a spacious lawn, and a decked area perfect for entertaining or relaxing.



Upstairs, you'll find two generous double bedrooms, including one with attractive bay windows offering views of St Margaret's Church. A third bedroom provides an ideal single room or additional office space, overlooking the sunny garden. The family bathroom is modern and stylish, complete with a mains-fed shower, bath, and colourful flooring. The loft is spacious and part-boarded, offering extra storage potential.

Outside, the property benefits from a detached garage with two side rooms, accessible via a private road, and includes an EV charging point for added convenience. Side access via a gated alleyway further enhances the practicality of this well-maintained home.



With North Beach just a short walk or drive away, 29 Oulton Road presents an excellent opportunity to enjoy modern living in a well-loved and central location.



ENTRANCE HALL

Recently fitted composite entrance door to front aspect, herringbone laminate flooring, radiator, dado rail, stairs leading to first floor landing, opening to kitchen, doors opening to under stairs storage cupboard and dining room.

DINING ROOM

UPVC double glazed window to rear aspect, radiator, period feature fireplace, wood flooring, picture rail, built in shelves and cupboards and opening to sitting room.

SITTING ROOM

UPVC double glazed bay window with plantation shutters to front aspect, wood flooring, picture rail, radiator, cast iron duel burner with built in shelves and cupboards.

KITCHEN

UPVC double glazed window to side aspect and French doors to rear aspect opening into the garden, vinyl flooring, part tile walls, units above and below, solid oak work surfaces, stainless steel sink with drainer, extractor fan, space for double oven, dishwasher, washing machine and American fridge freezer. Cupboards enclosing a gas boiler and immersion heater.

STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, dado rail, x2 loft hatches leading to half boarded and insulated loft space, doors opening to bathroom and bedrooms 1-3.

BATHROOM

UPVC double glazed window to side aspect, vinyl flooring, heated towel rail, toilet, vanity unit with inset wash basin, part tile walls, bath with mains fed rainfall shower above and handheld attachment.

BEDROOM 1

UPVC double glazed standard window and bay window to front aspect with plantation shutters, carpet flooring, radiator and picture rail.

BEDROOM 2

UPVC double glazed window to rear aspect, carpet flooring, radiator and picture rail.

BEDROOM 3

UPVC double glazed window to rear aspect, carpet flooring, radiator





PAUL
HUBBARD
SALES



PAUL
HUBBARD
SALES



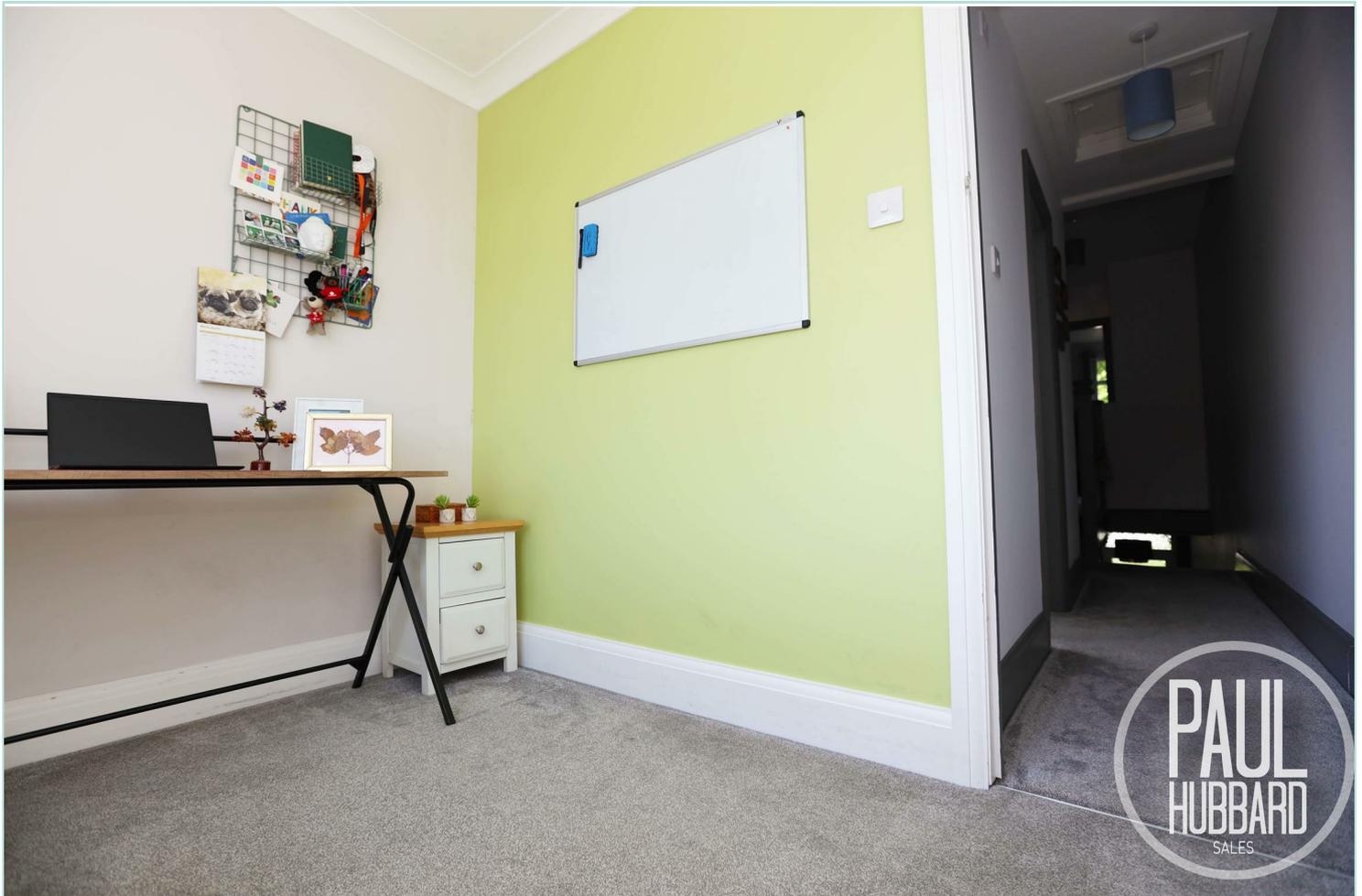
FINANCIAL SERVICES

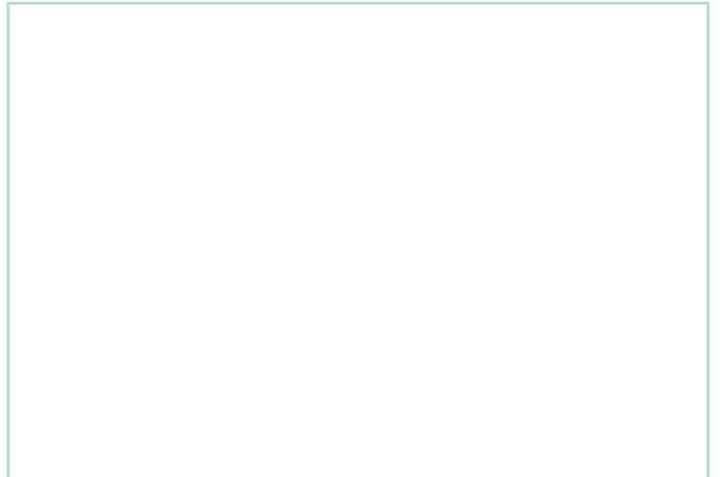
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Agent Note

This property is being marketed by Paul Hubbard Estate Agents on behalf of a member of staff. In accordance with Section 21 of the Estate Agents Act 1979, the staff member has declared their interest in the property. All offers will be reviewed by management to ensure fairness.



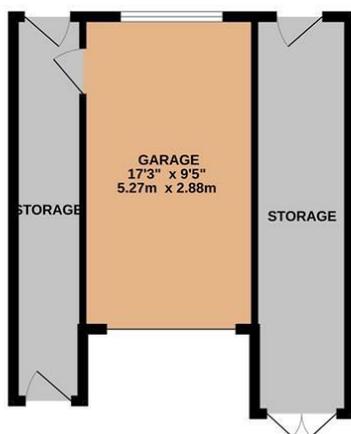




Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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 

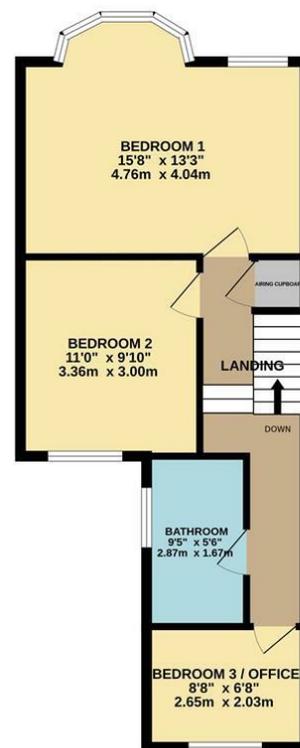
GARAGE
358 sq.ft. (33.3 sq.m.) approx.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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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