

18 Noel Road

, Lowestoft, NR32 3JS

Asking Price £425,000

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Nestled within a highly sought-after road in Oulton Broad, this beautifully presented detached family home offers spacious and versatile accommodation, perfectly suited to modern living. The property boasts four separate bedrooms, including a flexible ground floor bedroom or home office, together with a stunning open-plan kitchen, dining and garden room that forms the heart of the home. A generous sitting room with French doors opens onto the attractive rear garden, while excellent storage, a garage and ample off-road parking add to the home's practicality. Outside, the mature landscaped garden provides an ideal setting for relaxing and entertaining. Conveniently located close to local amenities, shops, well-regarded schools and excellent transport links, this is a wonderful family home in a highly desirable location.







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

Composite entrance door & double glazed obscure window to the front aspect, LVT flooring, radiator, stairs to the first floor landing, doors opening to the home office, cloakroom, kitchen/ diner & x2 storage cupboards.

Home office/ Bedroom 4 9'10" x 7'7" (3.01 x 2.32)

A versatile space currently utilised as a home office, but would also serve perfectly as a fourth bedroom. Featuring LVT flooring, UPVC double glazed window to the front aspect, radiator.

Cloakroom 5'4" x 4'2" (1.64 x 1.29)

LVT flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap and a tiled splash back.

Kitchen / Diner 22'11" x 20'9" max (6.99 x 6.33 max)

An open plan kitchen/ diner featuring a good size kitchen, dining area & garden room. With LVT flooring, x2 radiators, spotlights, units above & below, quartz work surfaces, undermount stainless steel sink with mixer tap, built-in double oven, integrated washing machine, dishwasher, wine fridge & pull out bins, space for an American style fridge-freezer, central island with base units, an oak work surface, space for stools & pendant lighting, dual aspect UPVC double glazed windows, Velux windows & a feature pointed gable end window with UPVC French doors out to the rear garden and French doors opening from the dining space into the sitting room.

Sitting Room 22'8" x 10'11" max (6.91 x 3.34 max)

LVT flooring, x2 UPVC double glazed windows (bay to the front), x2 radiators, built in unit and UPVC double glazed windows & French doors opening to the rear aspect.

Stairs to the first floor landing

Fitted carpet, doors opening to the bedrooms, bathroom and an airing cupboard.

Bedroom 1 12'4" x 10'0" (3.78 x 3.05)

Fitted carpet, UPVC double glazed window to the front aspect, radiator, fitted wardrobes & storage units and a built-in wardrobe.

Bedroom 2 12'4" x 10'2" (3.76 x 3.10)

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

Bedroom 3 13'6" x 10'2" (4.13 x 3.10)

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, loft access hatch and a door opens into a large eaves storage space (housing the gas boiler).

Bathroom 9'1" x 6'8" (2.78 x 2.05)

LVT flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, shaving point, extractor fan, toilet, pedestal wash basin with mixer tap, panelled bath tub with a mixer tap & a handheld shower attachment, a separate power shower set into a cubicle enclosure, aqua board wall panels and tiled walls.

Outside

To the front of the property, a generous driveway provides off-road parking for multiple vehicles and extends alongside the property, leading to a metal double gate, outside tap and garage. A laid lawn, mature trees and established borders provide an attractive frontage, with feature rope fencing leading around to the front porch. External lighting is provided at the entrance.

The rear garden offers multiple paved patio and seating areas, including a pergola and wooden summerhouse, creating a variety of spaces ideal for relaxing and entertaining. Further benefits include a greenhouse, laid lawn and established borders with mature planting. Gated access is provided to the front of the property, with further access to the side and garage. External lighting and electrical points are also provided.

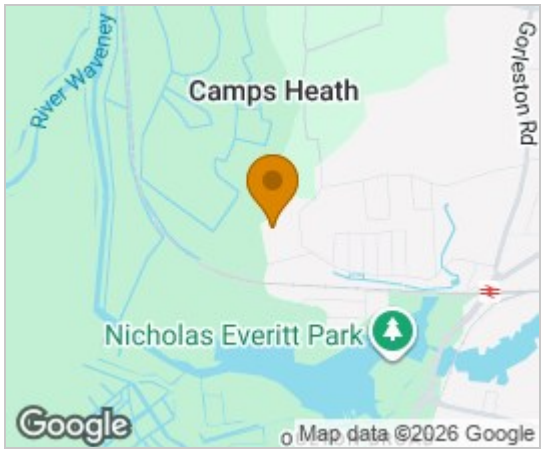
Garage 16'10" x 8'7" (5.15 x 2.62)

The garage is perfect for storage or parking and benefits from an up-and-over door, lighting and electrical sockets.

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.

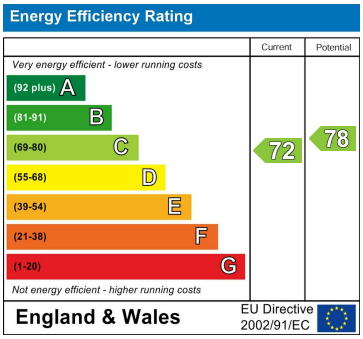
Area Map



Floor Plans



Energy Efficiency Graph



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