
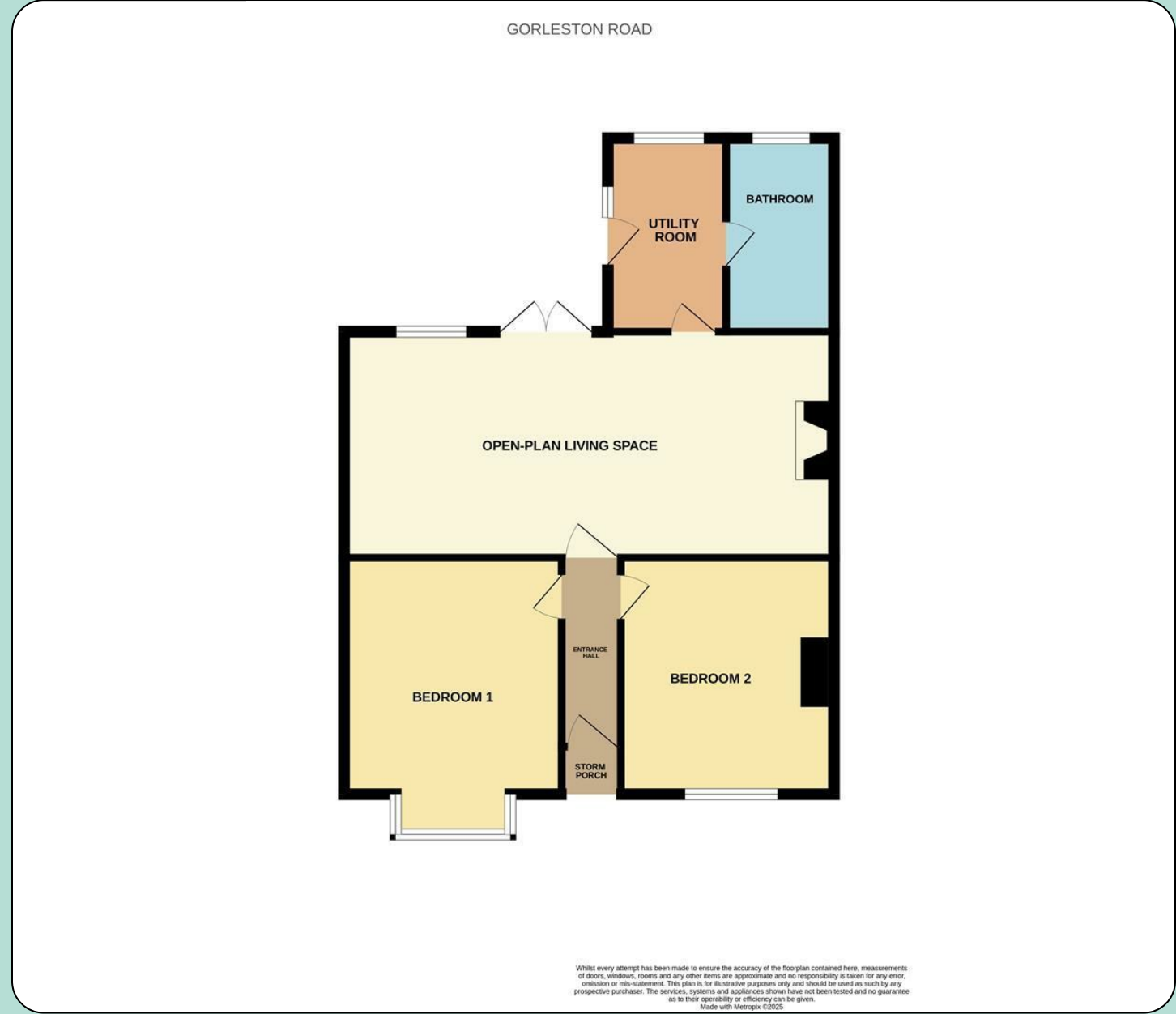


Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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



Gorleston Road Oulton, NR32 3AE

- Semi detached bungalow
- 2 double bedrooms
- Generous rear garden
- Fully renovated throughout
- Modern kitchen & bathroom
- Open-plan living space with French doors to garden
- Off road parking
- Gas central heating
- UPVC double glazed throughout
- 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 Hall

Composite entrance door to the front aspect, laminate flooring, consumer unit, loft access, radiator, doors opening to the bedrooms & the open-plan living space.

Bedroom 1

4.25 max into bay x 3.35

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

Bedroom 2

3.65 x 3.25

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

Open-Plan Living Space

7.76 x 3.41

Laminate flooring, UPVC double glazed window to the rear aspect, x2 radiators, multi-fuel burner, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, oven, gas hob, extractor fan, integrated fridge-freezer & dishwasher, breakfast bar with space for stools, feature pendant lighting, a door opens into the utility room and UPVC French doors open out to the rear garden.

Utility Room

2.76 x 1.83

Vinyl flooring, radiator, base units, unit housing the gas combi boiler, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for a washing machine, a door opens into the bathroom, UPVC double glazed window to the rear aspect and UPVC double glazed obscure window & door to the side aspect.

Bathroom

2.76 x 1.68

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, extractor fan, tile splash backs, toilet, wash basin with mixer tap set into a vanity unit and a panelled bath with a mixer tap & a mains-fed shower set above.

Outside

A spacious shingle driveway provides ample off-road parking for multiple vehicles, attractively bordered by decorative plants and mature shrubs. A well-maintained pathway leads to the main entrance, which is sheltered by a charming storm porch. A side path offers gated access to the rear garden, ensuring both convenience and privacy.

The rear garden is of generous proportions and features a paved patio area ideal for outdoor dining or relaxing with a table and chairs, a neatly laid lawn is complemented by mature trees, established shrubs and vibrant planting, creating a serene and private outdoor space. The garden is fully enclosed with panel fencing and also benefits from outdoor sockets and lighting. A timber storage shed provides practical storage for tools or equipment.

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.

