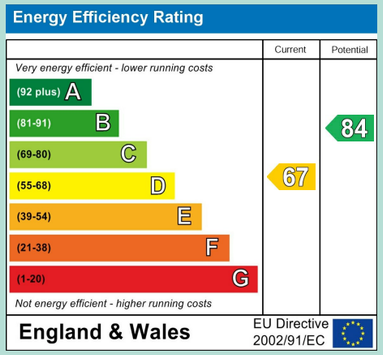
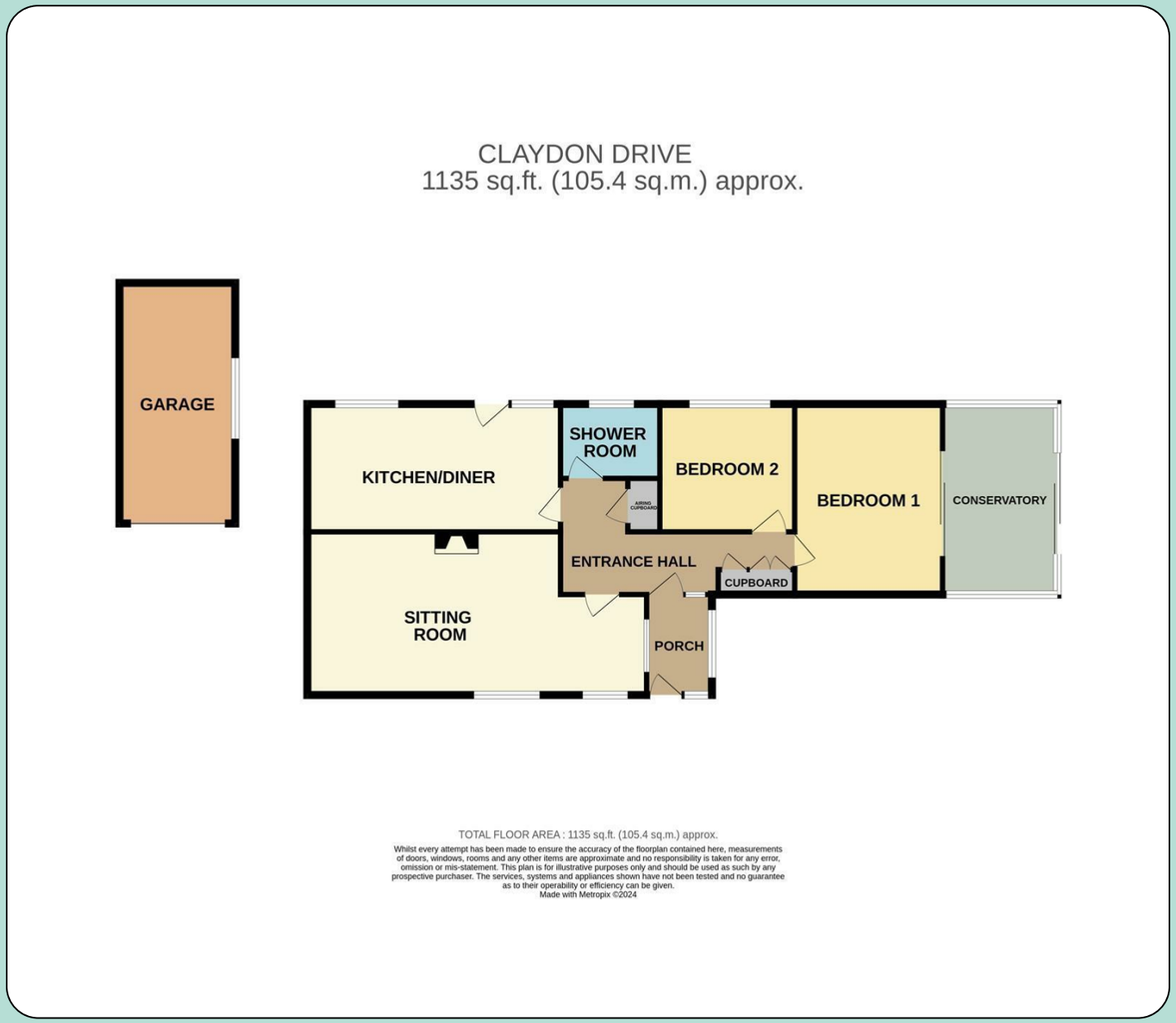
Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council





£235,000
Guide Price

Claydon Drive

Lowestoft, NR32 3DY

- Detached bungalow
- 2 Double bedrooms
- Popular Oulton Broad North location
- Off road parking
- Garage
- Brand new boiler with 10 years warranty
- Generous corner plot
- Separate entrance hall and porch
- Sizeable sitting room
- Conservatory

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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 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

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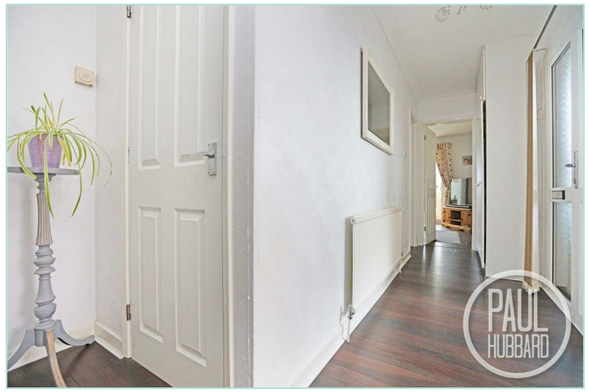

Location

This 2 bedroom detached bungalow is nestled in the heart of Oulton Broad North, a popular village surrounding Lowestoft. Oulton Broad boasts one of the best inland waterways in the UK, 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

2.49m x 1.71m

A separate sizable porch with entrance door to the front aspect and windows surround, wood effect laminate flooring throughout and door opening to the entrance hall.

Entrance Hall

Wood effect laminate flooring throughout, loft hatch, a radiator and doors opening to the kitchen/diner, shower room, airing cupboard, built in storage cupboards, sitting room and bedrooms 1-2.

Sitting Room

3.65m x 7.67m max

A spacious reception room with UPVC double glazed windows to the front aspect, wood effect laminate flooring throughout, x2 radiators and a gas fire.

Kitchen/Diner

2.86m x 5.67m

UPVC double glazed windows to the rear aspect with door opening to a concrete courtyard area. Wood effect laminate flooring throughout, part tile walls, a radiator, brand new wall mounted gas boiler, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated oven and space for appliances including a slimline dishwasher, fridge/freezer and washing machine.

Shower Room

1.66m x 2.22m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, tile walls, heated towel rail, toilet, pedestal hand wash basin and a mains fed shower enclosed within a glass cubicle.

Bedroom 1

4.26m x 3.32m

UPVC double glazed sliding door to the side aspect opening into the conservatory, wood effect laminate flooring throughout, a radiator and space for double bed.

Conservatory

4.64m x 2.57m

UPVC double glazed French doors to side aspect opening into the garden, windows surround and tile flooring throughout.

Bedroom 2

3.02m x 2.87m

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, a radiator and space for a double bed.

Outside

Garage (5.38m x 2.15m)

A concrete driveway leads up to a brick built garage with up and over door to the front aspect and window to the side aspect.

To the front of the property a sizeable pebbled garden with decorative planters, a concrete pathway to the entrance porch and gates opening to the rear and side garden which features an additional patio area with raised brick planter and pathway that sweeps round to a concrete courtyard to the rear aspect.

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.