

£260,000
Asking Price



Lyngate Avenue

Oulton Broad, NR33 9JD

- Detached bungalow in Oulton Broad
- Chain free
- Beautiful gardens front & rear
- Off road parking for multiple vehicles with fast charging EV point
- Garage with mechanics pit
- UPVC double glazing
- Gas central heating with combi boiler
- Versatile outdoor utility room
- 3 separate bedrooms
- Close local amenities & shops





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

2.52 x 1.15

UPVC entrance door to the side aspect, fitted carpet, UPVC double glazed windows, fitted storage cupboard and aluminium sliding doors open into the kitchen/ diner.



Kitchen/ Diner

6.22 max x 2.74 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator, built-in storage cupboard (housing the gas combi boiler & consumer unit), units above & below, laminate work surfaces, drawer with pull out work surface for additional work space, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, gas hob, extractor hood, space for a washing machine, integrated fridge and doors open to the hallway & sitting room.

Sitting Room

4.26 max x 4.15 max

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and an electric fireplace.



Bedroom 3

3.28 x 1.19

Perfect for use as a single bedroom or study space. Featuring fitted carpet, UPVC double glazed window to the side aspect, radiator, built-in wardrobe and a built-in airing cupboard.

Bedroom 2

3.46 max x 3.23 max

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

Shower Room

2.41 x 1.67

Fitted carpet, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet & wash basin set into a vanity unit with hot & cold taps and a mains-fed shower set into a cubicle enclosure.



Bedroom 1

2.74 x 3.60

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in wardrobes.



Outside

The property is set back behind a charming front garden with mature shrubs that add greenery and curb appeal. A generous driveway runs alongside the home, offering off-road parking for multiple vehicles and leading directly to the garage. Entry to the property is provided via a welcoming front porch, with an additional side access directly into the kitchen for added convenience.

To the rear, the fully exposed rear garden is a beautifully kept outdoor space featuring a laid lawn bordered by a variety of mature shrubs, trees, and plants, all well maintained to create a peaceful, established setting. A timber storage shed offers practical storage, while a sliding door connects the garden to the garden room.



Garden Room

3.66 x 2.22

Accessible via sliding doors from the rear garden, the garden room is a light-filled, single-glazed aluminium space, ideal as a sunroom or casual seating area. It features vinyl flooring and provides direct access to the adjoining garage, making it a versatile transition space.

Garage

5.60 x 2.64

The garage is well-equipped for both storage and vehicle use, featuring a mechanics inspection pit, lighting, power sockets, and ample room for tools or shelving. A timber-framed rear window provides natural light, with pedestrian access via a side door, perfect for easy entry without lifting the main door.

Utility Room

2.63 x 2.34

This versatile additional space offers great potential as a utility area, workshop, or even a home bar. It features vinyl flooring, dual aspect windows (UPVC to the rear and timber-framed to the front), and is fitted with power sockets and lighting. There's also dedicated space for appliances, making it a practical extension of the main home.



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.



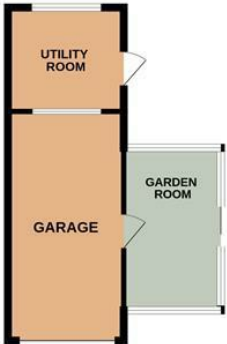




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: TBC
 Local Authority: East Suffolk Council

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	

LYNGATE AVENUE



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

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