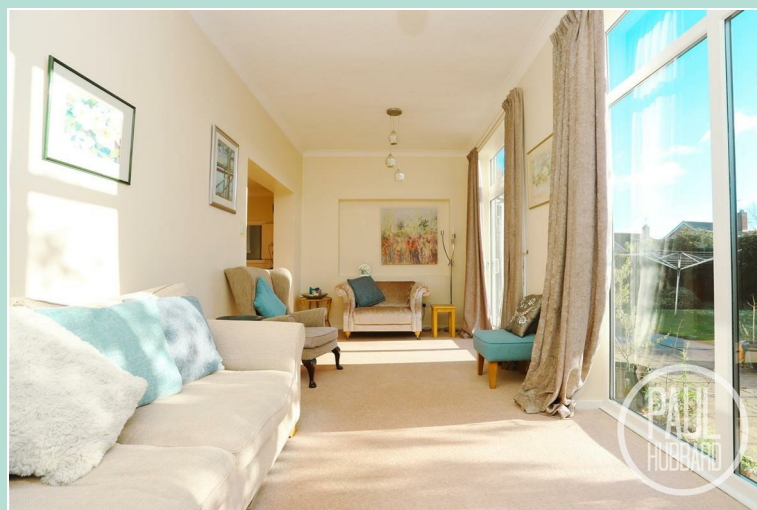


£550,000  
Asking Price



## Church Lane Lowestoft, NR32 3JN

- Executive detached family home
- Gas central heating with combi boiler
- Generous accommodation throughout
- South-facing rear garden
- Five double bedrooms
- Sought-after road in Oulton Broad
- Principal bedroom with en-suite shower room
- Neutral décor throughout – ready to personalise
- Multiple reception rooms, including a stunning garden room
- Close to amenities, schools and excellent transport links





### 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

UPVC entrance door & double glazed windows to the front aspect, fitted carpet, radiator, stairs leading to the first floor landing and doors opening to the sitting room, dining room, study, cloakroom & kitchen/ breakfast room.



### Study

2.21 x 1.58

Fitted carpet, x2 UPVC double glazed windows to the front aspect and a radiator.

### Cloakroom

2.03 x 0.89

Vinyl flooring, toilet, wall mounted wash basin with hot & cold taps and a tile splash back.



### Sitting Room

5.04 x 3.33

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

### Dining Room

3.27 x 2.98

Fitted carpet, radiator, serving hatch to the kitchen, timber frame obscure internal windows to the front aspect and an opening connects to the garden room.

### Garden Room

6.45 x 2.65

Fitted carpet, high ceilings, floor to ceiling UPVC double glazed window, radiator and UPVC a sliding door opens to the rear garden.



### Kitchen

6.91 x 2.68

Flotex flooring, spotlights, radiator, units above & below, laminate work surfaces, tile splash backs, breakfast bar with space for stools, inset stainless steel sink & drainer with mixer tap, integrated fridge-freezer, additional fridge & dishwasher, a door opens to the utility room and an opening connects the breakfast room.



### Breakfast Room

2.45 x 2.44

Flotex flooring, spotlights, radiator and UPVC sliding doors open into the conservatory.

### Utility Room

2.55 x 1.79

Vinyl flooring, wall mounted units plus a floor to ceiling wardrobe style unit, laminate work surface, space for a washing machine & tumble dryer, a door opens into the garage and a UPVC door opens out to the exterior.

### Conservatory

3.16 x 3.04

Tile flooring, dual aspect UPVC double glazed windows and UPVC French doors open out to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the front aspect, radiator and doors opening to x2 cupboards, bedrooms 1-5 and the family bathroom.



### Bedroom 1

6.02 max x 2.71 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, x2 fitted wardrobes and a door opening to the en-suite shower room.

### En-suite Shower Room

2.24 max x 1.54 max

Vinyl flooring, tiled walls, extractor fan, heated towel rail, toilet, wash basin set into a vanity with a mixer tap and a mains-fed shower set into a cubicle enclosure.



### Bedroom 2

4.89 x 2.44

Fitted carpet, dual aspect UPVC double glazed windows and a radiator.

### Bedroom 3

3.61 max x 2.72 max

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

### Bedroom 4

2.94 x 2.05

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

### Bedroom 5

2.69 x 1.99

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.







### Bathroom

3.31 max x 2.93 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, part tiled walls, toilet, wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap & an electric shower set above.

### Outside

The front of the property features a driveway providing off-road parking for multiple vehicles, leading to the integral garage, with a laid lawn to the side bordered by an attractive selection of mature plants and shrubs. The main entrance is sheltered by a storm porch and gated side access leads to the rear garden.



To the rear is a generous south-facing garden comprising a patio seating area and laid lawn, framed by decorative plants, shrubs and trees. The garden also benefits from a timber storage shed, outdoor tap, and is fully enclosed by panel fencing, creating an ideal space for relaxation and entertaining.

### Garage

A good-sized garage ideal for parking or storage, featuring an up-and-over door, UPVC double-glazed side window, lighting and power. The garage also benefits from a built-in storage cupboard with sliding doors, housing the gas combi boiler and consumer unit.



### 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: D  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



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](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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