

£320,000
Asking Price

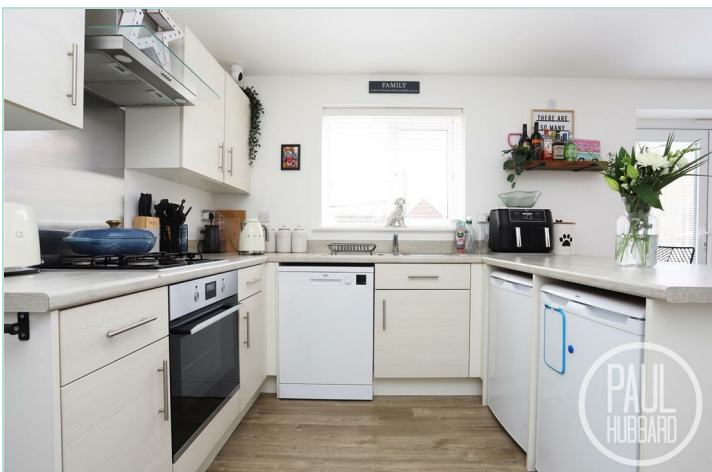


Dubordien Close

Lowestoft, NR32 3FN

- Modern detached family home, built just 5 years ago
- Four generous bedrooms, including a principal bedroom with en-suite shower room
- Driveway providing off-road parking for multiple vehicles
- Versatile garage conversion creating an additional reception room, easily reinstated
- Immaculately presented to a high standard throughout
- Contemporary open-plan kitchen/dining room with adjoining utility room
- Ground floor cloakroom and modern family bathroom
- Tucked away in a quiet cul-de-sac position
- South-facing rear garden enjoying sunny aspect
- Conveniently located close to local amenities, schools and transport links

**PAUL
HUBBARD**



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 to the front aspect, tile flooring, radiator, stairs to the first floor landing and a door opening to sitting room.

Sitting room

4.80m x 3.34m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, electric fireplace with feature tiles and an opening to the kitchen/ diner.

Kitchen/Diner

5.42m x 3.12m

Amtico LVT flooring, radiator, units above & below, laminate work surfaces, built-in oven & gas hob, extractor hood, inset stainless steel sink & drainer with mixer tap, space for a fridge, freezer & dishwasher, doors opening to the under-stair pantry cupboard, snug and utility room.

Snug

2.73m x 2.68m

Converted from the garage to create a versatile additional reception room, ideal as a snug, playroom or home office, complete with Amtico LVT flooring. The space could easily be reinstated as a garage by removing the stud wall if desired.

Utility room

2.11m x 1.60m

Amtico LVT flooring, radiator, units above & below, laminate work surfaces, gas combi boiler, space for a washing machine, space for storing coats and shoes and a door opens into the cloakroom.

Cloakroom

1.61m x 0.90m

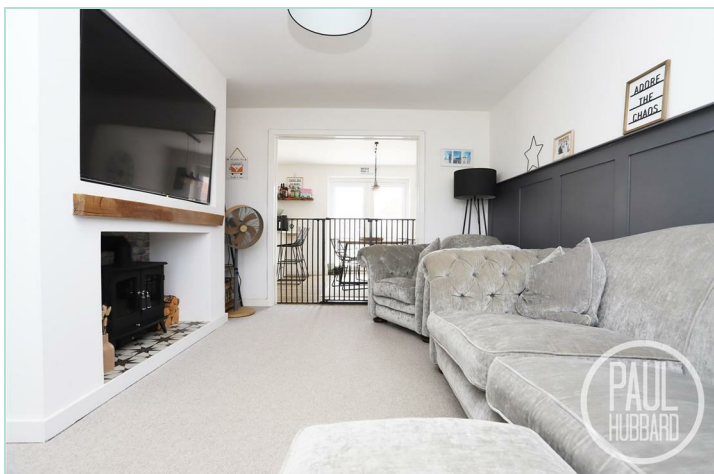
Amtico LVT flooring, UPVC double glazed obscure window to the rear aspect, radiator, toilet, pedestal wash basin with mixer tap and a tile splash back.

Stairs leading to the first floor landing

Bathroom

2.10m x 1.93m

UPVC double glazed window to the rear aspect, LVT flooring throughout, part tile walls, a radiator, toilet, pedestal hand wash basin and bath.



Bedroom 1

4.01m max x 4.37m

UPVC Double glazed window to the front aspect, carpet flooring throughout, a radiator and doors opening to the ensuite and built in storage cupboard.

Ensuite

2.01m max x 1.84m

UPVC Double glazed window to the side aspect, LVT flooring throughout, part tile walls, a radiator, a toilet, mains fed shower enclosed within a glass cubicle and a pedestal hand wash basin.

Bedroom 2

3.73m x 2.83m

UPVC Double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bedroom 3

2.93m x 2.83m

UPVC Double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 4

2.92m x 2.19m

UPVC Double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Storage space

Part of the original garage has been retained with the up-and-over door still in place, creating an ideal space for secure additional storage. If preferred, it could easily be reinstated as a full garage by removing the stud wall.

Outside

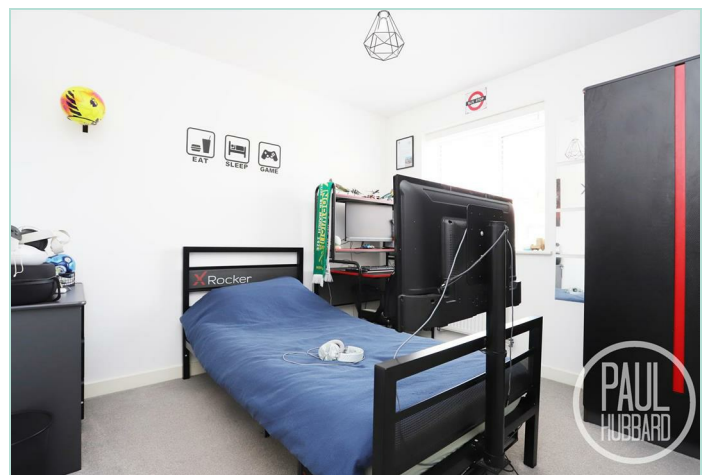
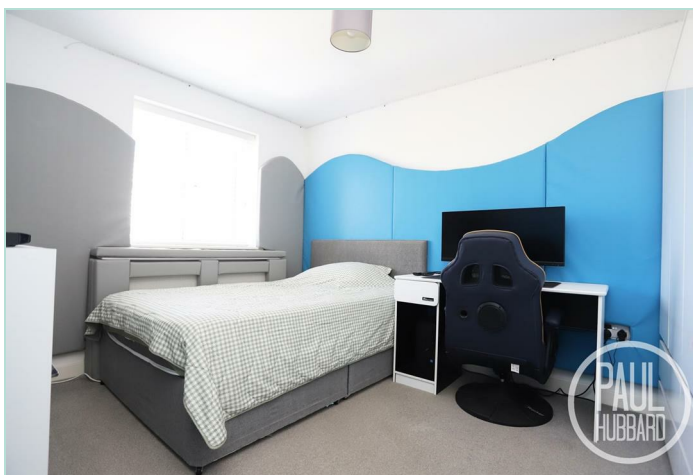
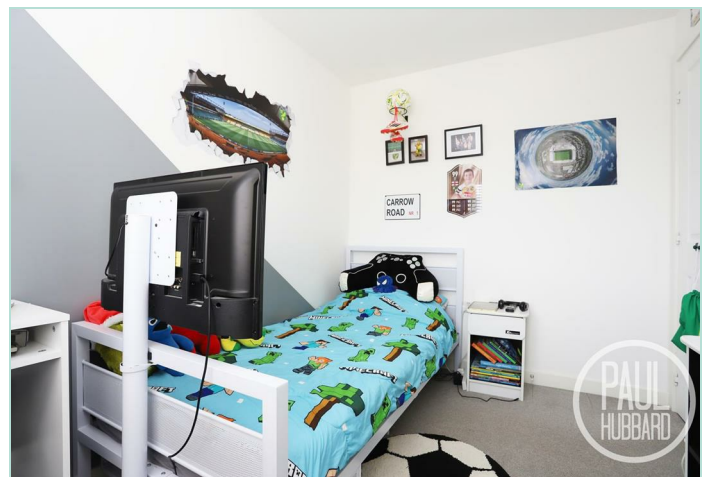
To the front, a generous brickweave driveway provides off-road parking for multiple vehicles and leads to the retained garage storage area, while a pathway offers gated access to the rear. The frontage is attractively bordered with a selection of mature shrubs.

The enclosed south-facing rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring an artificial lawn, patio seating area, raised decked terrace, decorative shingle and timber-edged borders. Further benefits include an outside tap, external lighting, power sockets, a timber storage shed, and panel fencing enclosing the garden.

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.

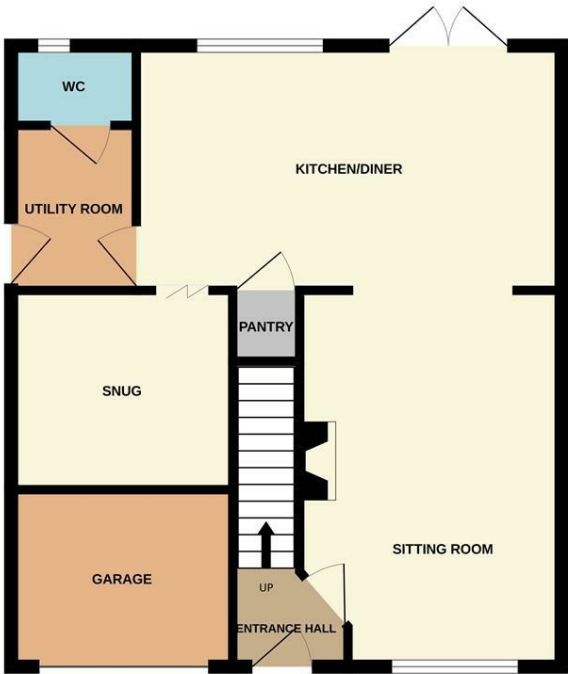




Tenure: Freehold
Council Tax Band: D
EPC Rating: B
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(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 

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 sq.m.) approx.
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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