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£300,000
Asking Price







Chichester Drive

Lowestoft, NR33 8PX

- Chain free
- Generously sized, detached family home
- 3 bedrooms plus a versatile 4th room, ideal as an additional bedroom or home office.
- Popular Oulton Broad South location
- Ample South West facing garden
- Good size adjoining garage and driveway
- Open plan lounge/diner
- Ground floor WC and 1st floor wet room
- Close to local amenities, shops and schools
- Offering a great opportunity to put your own stamp on it

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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

A welcoming entrance hall with UPVC double glazed window and door to the front aspect, original parquet flooring throughout, a radiator, carpeted stairs leading up to the first floor landing with storage below and doors opening to the lounge diner and kitchen.

Lounge/diner

6.22m x 3.16m

A sizable open plan reception room with UPVC double glazed window to the front aspect and sliding door to the rear aspect opening into the garden, carpet flooring throughout and x2 radiators.

Kitchen

4.07m x 3.18m max

UPVC double glazed window to the rear aspect, tile flooring throughout, a selection of units above and below, composite sink with drainer, tile splashbacks and space for appliances including an oven, fridge freezer and washing machine. Doors open to x2 built-in storage cupboards and the rear hallway.

Rear hallway

UPVC double glazed door to the side aspect opening into the garden, tile flooring throughout, a radiator and doors which opened to a WC and bed 4/home study.

WC

2.32m x 0.88m

UPVC double glazed window to the side aspect, tile flooring throughout, part tiled walls, a toilet and vanity unit with inset hand wash basin and storage below.

Bed 4/study

3.96m x 2.88m max

A generously sized room which is currently being used as a home office but has the potential to be used as a fourth bedroom. Comprising of UPVC double glazed windows to the rear and side aspects letting in ample natural light, carpet flooring throughout and radiator.

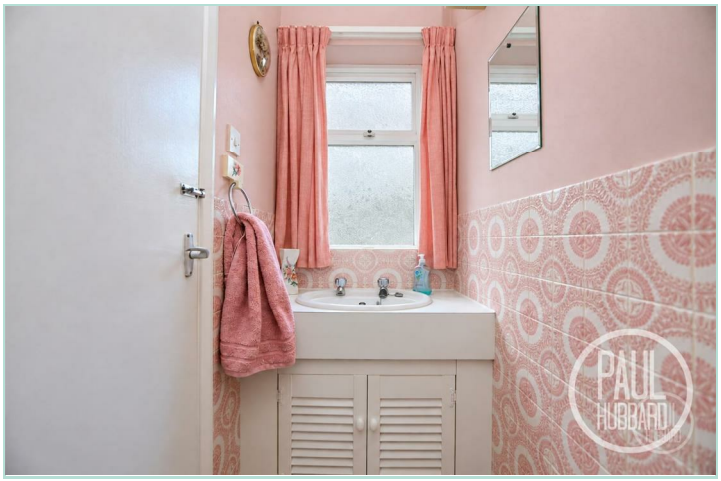
Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout and doors opening to the wet room and bedrooms 1 to 3.

Wet room

2.56m x 1.77m

UPVC double glazed obscure window to the side aspect, anti-slip vinyl flooring throughout, a heated towel rail, toilet, wall mounted hand wash basin and a walk-in mains fed shower.









Bed 1

3.52m x 3.18m max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, loft hatch and doors opening to built-in wardrobes and drawers.

Bed 2

4.44m x 2.58m max

A generously size 2nd bedroom with UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bed 3

2.50m x 2.12m max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to a built-in storage cupboard.

Garage

4.79m x 3.20m max

A brick built garage, Adjoined to the property, with an up and over door to the front aspect, UPVC double glazed window to the side aspect, light and power.

Outside

To the front of the property, a brick weave driveway provides off road parking and leads to the garage. There is also a storm porch, a well maintained lawn garden with decorative shingle planters, and a pathway extending around the side of the property to a timber gate providing access to the rear garden.

To the rear, an attractive and generously sized south west facing garden features an extensive lawn, patio seating area, feature fish pond, two timber garden sheds and a greenhouse. A variety of mature trees, plants and shrubs add colour, interest and privacy, extending throughout the garden to its far boundary.

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.

Anti-Money Laundering

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

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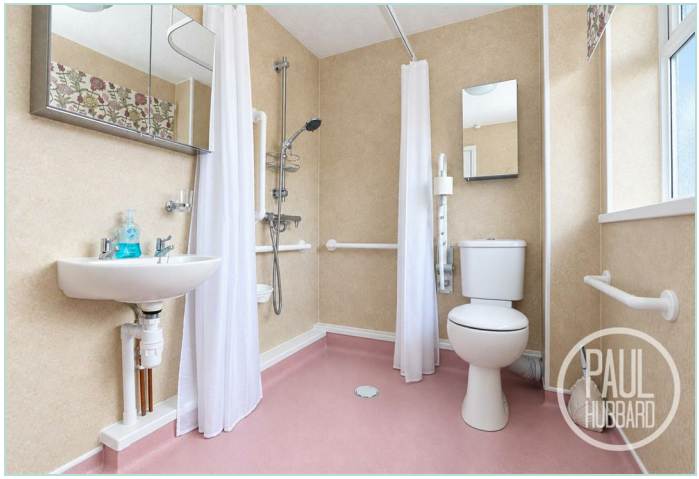






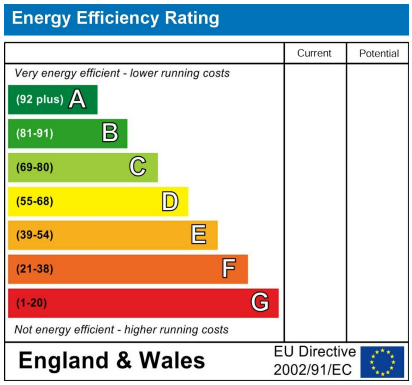








Tenure: Freehold
Council Tax Band: C
EPC Rating:
Local Authority: East Suffolk Council





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