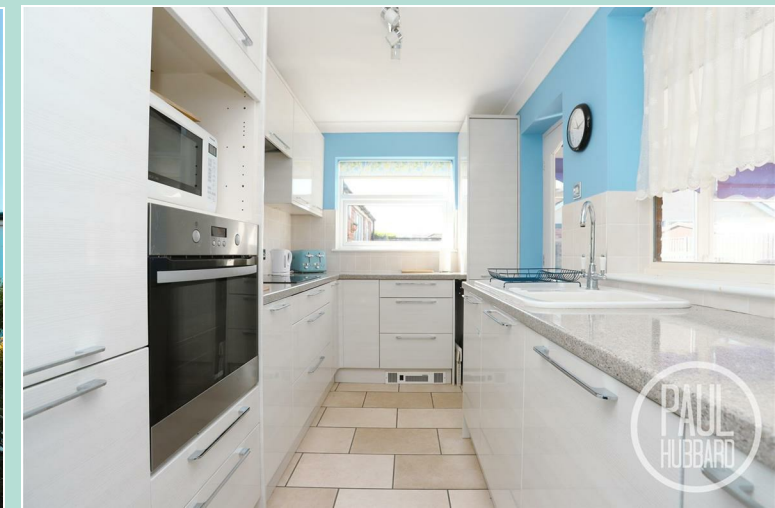
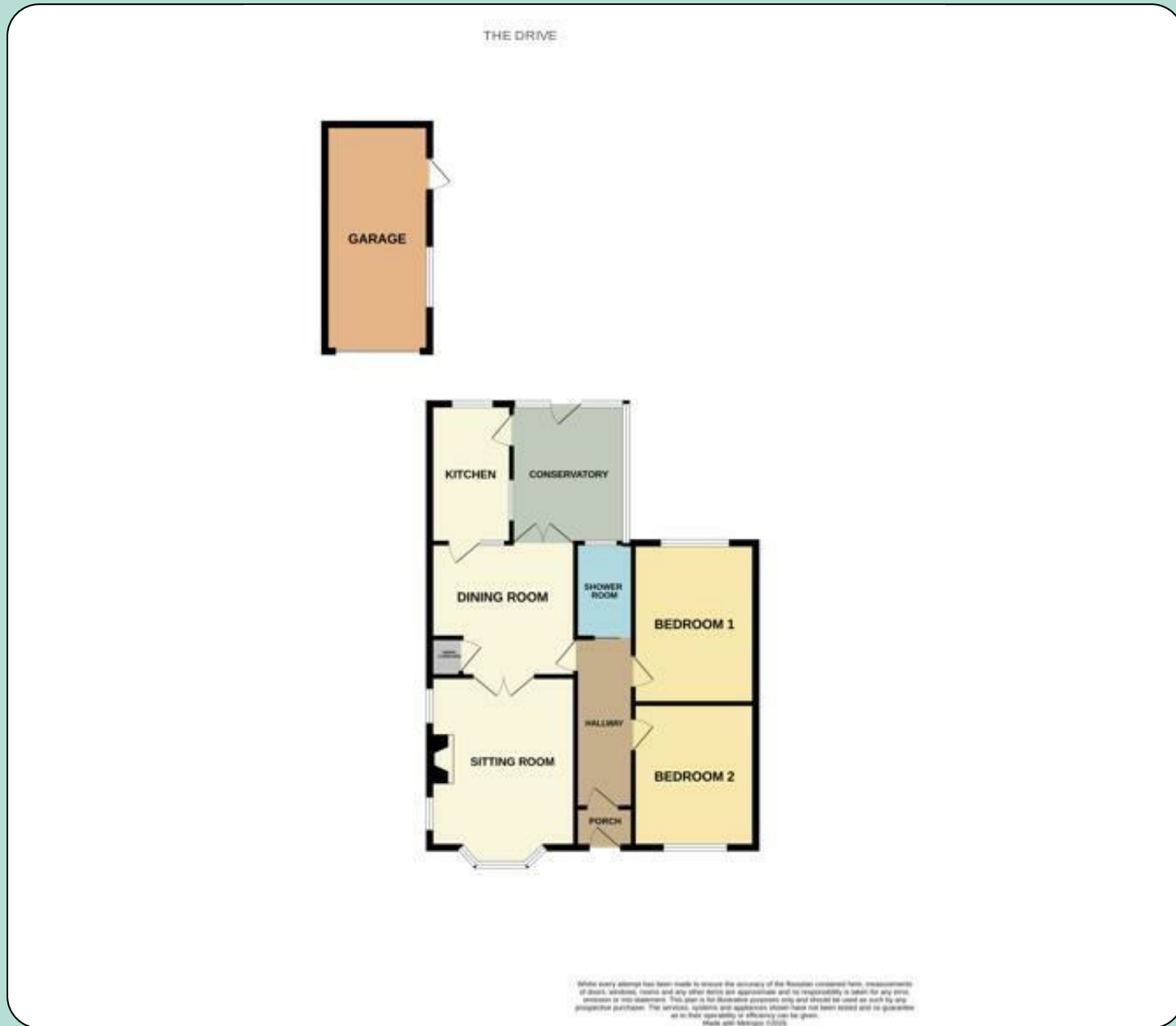


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

| 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>                            |                            |           |
| (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<br>2002/91/EC |           |

**£230,000**  
 Asking Price



**The Drive**  
 Lowestoft, NR32 3DG

- Semi detached bungalow
- Off road parking for multiple vehicles
- Garage
- South facing rear garden
- Chain free
- Gas central heating with combi boiler
- 2 double bedrooms
- Modern kitchen & shower room
- Bright conservatory with utility space
- Close to local amenities, shops & schools

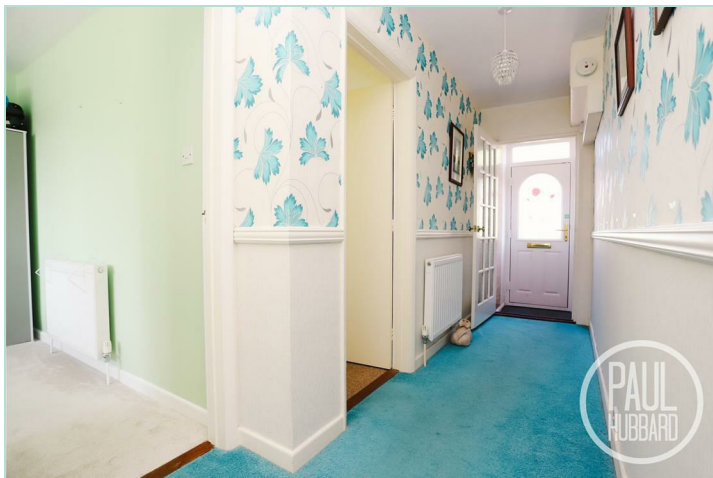
Paul Hubbard Estate Agents  
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 Suffolk  
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 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com) t - 01502 531218





### 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!

### Porch

0.91 x 0.89

Composite entrance door to the front aspect, tiled carpet, tiled walls and a door opening into the hallway.

### Hallway

Fitted carpet, radiator, loft access and doors opening to bedrooms 1 & 2, the bathroom and the dining room.

### Bedroom 1

3.92 x 3.07

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

### Bedroom 2

3.36 x 3.33

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

### Shower Room

2.36 x 1.46

Laminate flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, heated towel rail, part tiled walls, aqua board wall panels, toilet, wash basin set into a vanity unit with a mixer tap and a walk-in electric shower with a glass screen.

### Sitting Room

4.63 max x 3.62 max

Fitted carpet, UPVC double glazed bay window to the front aspect, x2 UPVC double glazed windows to the side aspect, radiator, fireplace and French doors opening into the dining room.

### Dining Room

3.62 x 3.32

Fitted carpet, UPVC double glazed window to the side aspect, airing cupboard housing the gas combi boiler, radiator, a door opens into the kitchen and French doors opening into the conservatory.

### Kitchen

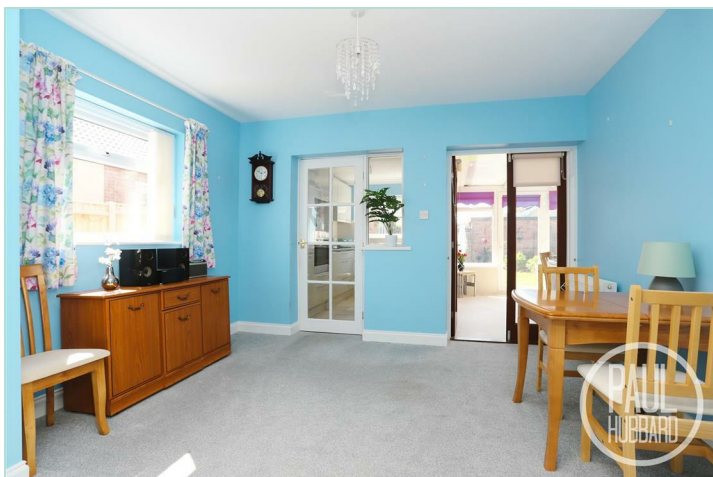
3.46 x 2.06

Tile flooring, UPVC double glazed window to the rear aspect, timber frame internal window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, integrated fridge-freezer, built-in oven, electric hob & extractor hood and a door opens into the conservatory.

### Conservatory

2.86 x 3.49

Vinyl flooring, dual aspect UPVC double glazed windows, radiator, base units, laminate work surface, space for a washing machine and a UPVC door opens to the rear garden.



### Outside

The property benefits from a low-maintenance front garden, attractively finished with slate chippings and bordered by mature shrubs that provide a good degree of privacy. A brick-weave driveway runs alongside the property, offering off-road parking for multiple vehicles and leading to the garage. The main entrance is positioned at the front, with gated side access to the rear garden.

The south-facing rear garden features a well-kept lawn, complemented by paved patio areas ideal for outdoor seating and entertaining. Fully stocked borders showcase a variety of plants and shrubs, while additional benefits include an external power supply, water tap, and a pedestrian access door to the garage.

### Garage

A brick-built garage provides excellent space for secure parking or storage. It is fitted with light and power, a UPVC double-glazed obscure window to the side, a convenient pedestrian access door, and an up-and-over door to the front.

### 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.

