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Chestnut Avenue

Oulton Broad, NR32 3JA

- Stunning semi detached bungalow
- Chain free
- Fully renovated to a high standard throughout
- Brand new gas combi boiler + fully rewired
- Brand new kitchen & bathroom with built-in appliances
- Generous well established private rear garden
- Privately owned Solar Panels
- Extensive parking plus a double garage
- On an extremely sought after road in Oulton Broad
- Close to local amenities shops & schools

PAUL HUBBARD

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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

Composite entrance door to the front aspect, Karndean flooring, radiator, feature UPVC double glazed circular window to the rear aspect, loft access (opening to a generous, well-appointed loft space, featuring a pull-down ladder, boarded flooring, electrical sockets and a Velux window providing natural light), doors open into bedrooms 1 & 2 and a doorway opening leads through to the sitting room.

Bedroom 1

3.65 x 3.02

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

Bedroom 2

3.22 max x 2.74 max into bay

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

Sitting Room

3.95 max x 3.52 max

Fitted carpet, UPVC double glazed bay window to the front aspect, spotlights, radiator and a door opening into the kitchen/ diner.

Kitchen/ Diner

5.69 max x 3.03 max

A stylish and newly fitted kitchen/diner featuring Karndean flooring, spotlight lighting and ample space for a dining table. The brand new Howdens kitchen offers a comprehensive range of wall and base units with soft-close cabinetry, complemented by laminate work surfaces and an inset composite sink with mixer tap. Integrated appliances include a built-in double oven, induction hob with glass splashback and extractor hood, fridge-freezer and dishwasher, with additional space for a washing machine. The room also benefits from a UPVC double glazed window to the side aspect, a radiator, access to the shower room, and UPVC French doors opening directly onto the rear garden, creating a bright and practical space ideal for modern family living.

Shower Room

2.76 x 1.61

Karndean flooring and dual-aspect UPVC double glazed windows create a bright and airy feel, complemented by an extractor fan and a brand new gas combi boiler. The room is well appointed with a heated towel rail, WC, and a wash basin set within a contemporary vanity unit with mixer tap. A generous shower cubicle with double doors features a mains-fed shower with both rainfall and handheld heads, finished with modern aqua board wall panels for a sleek, low-maintenance finish.

Outside

To the front, the property boasts an attractive shingle frontage providing off-road parking for multiple vehicles, enhanced by decorative plants and shrubs. Additional features include outdoor lighting and power sockets, with the main entrance door positioned to the front and double gated access leading through to the rear of the property.

The property is set within a well-maintained outdoor space featuring a lawn bordered by mature plants and shrubs, creating an attractive and established setting. Not overlooked to the rear and well established, the garden enjoys a good degree of privacy and benefits from an abundance of natural wildlife. A raised patio area provides an ideal space for outdoor seating and entertaining, complete with exterior lighting, an outdoor tap and power sockets. A long shingle driveway runs down the side of the property, offering secure off-road parking for multiple vehicles and leading to the garage. In addition, there is a substantial area to the side of the garage, ideal for caravan, boat or additional vehicle storage.

Garage

4.18 approx. x 5.12 approx.
A spacious double garage fitted with an electric roller shutter door to the front, offering excellent versatility for parking, storage or workshop use. The garage benefits from internal power sockets, a timber-framed window to the side providing natural light, and a UPVC pedestrian access door from 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.

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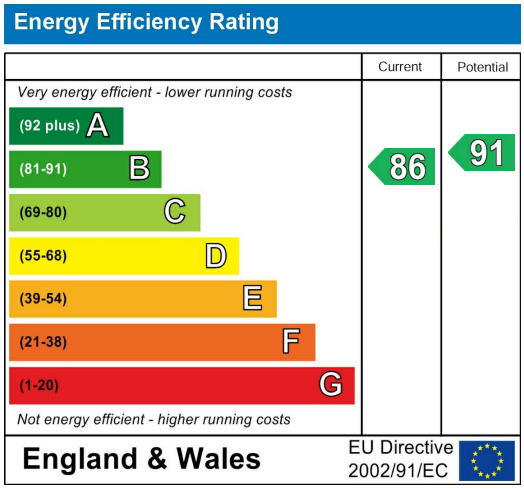
Tenure: Freehold
Council Tax Band: B
EPC Rating: B
Local Authority: East Suffolk Council



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