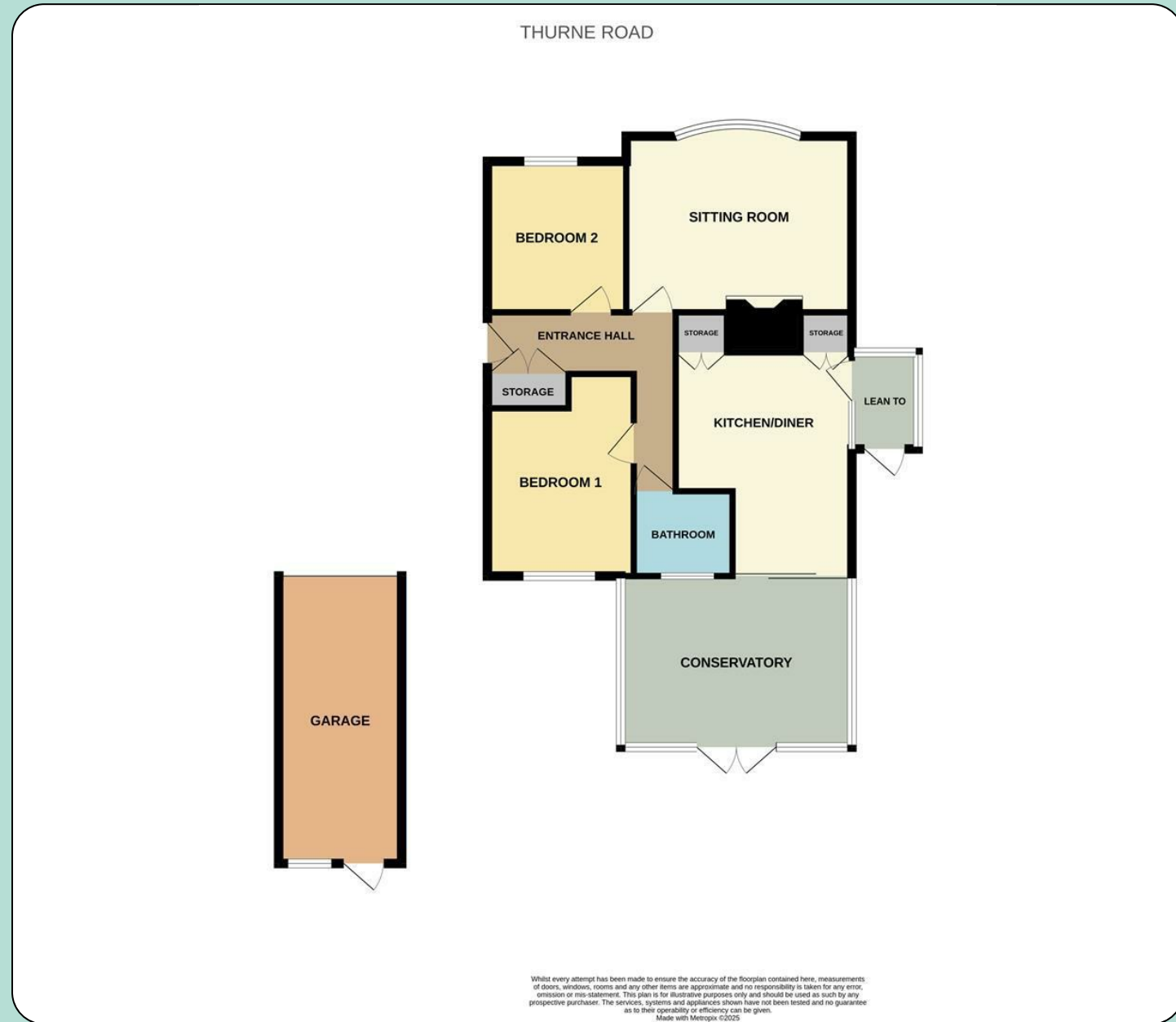


Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: C TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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

**£245,000**  
 Asking Price



**Thurne Road**  
 Oulton Broad, NR33 9DT

- Detached bungalow
- Chain free
- Off road parking & garage
- 2 double bedrooms
- Bright conservatory leading out to the rear garden
- Private South West facing rear garden
- Spacious kitchen/ diner
- UPVC double glazed throughout
- Gas central heating
- A sought after location close to amenities & shops



Paul Hubbard Estate Agents  
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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 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

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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

UPVC entrance door to the side aspect, fitted carpet, radiator, built-in storage cupboard, x2 radiators and doors opening to the sitting room, kitchen/diner, bedrooms 1-2 & the bathroom.

### Sitting Room

4.28m x 3.35m  
Fitted carpet, UPVC double glazed bay window to the front aspect, gas fireplace (housing back boiler) and a radiator.

### Kitchen/Diner

3.31m x 3.25m  
Fitted carpet, radiator, x2 built-in storage cupboards (one housing the hot water cylinder & one a pantry), units above & below, laminate work surface, tile splash backs, inset composite sink & drainer with mixer tap, spaces for an oven, washing machine & fridge, built-in extractor hood, space for a dining table, UPVC door & double glazed window to the side aspect and UPVC sliding doors open into the conservatory.

### Lean To

1.85m x 1.26m  
Fitted carpet, UPVC double glazed windows and a UPVC door opening to the rear garden.

### Conservatory

4.39m x 3.20m  
Fitted carpet, radiator, UPVC double glazed windows and UPVC French doors opening to the rear aspect.

### Bathroom

1.85m x 1.68m  
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, tiled walls, toilet, pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a hand-held shower attachment.

### Bedroom 1

3.80m x 2.64m  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

2.83m x 2.65m  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Outside

To the front, a laid lawn with neatly planted borders complements a spacious driveway providing off-road parking for multiple vehicles, leading up to a detached garage. Gated side access to the rear garden is also provided.

The completely private, south-west facing rear garden is not overlooked and features a laid lawn, well-maintained planted borders, a patio area ideal for outdoor dining, a timber storage shed, outdoor lighting, and pedestrian access to the garage.

### Garage

5.46m x 2.32m

### 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.

