

£260,000  
Offers In Excess Of



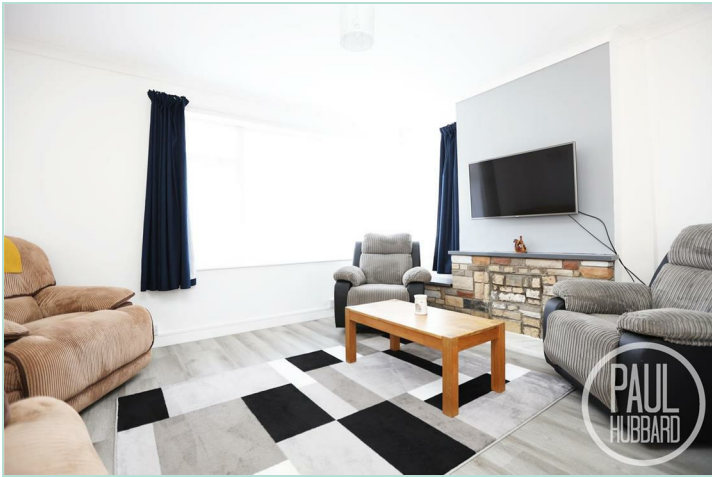
## Orford Drive

Lowestoft, NR32 3DJ

- Substantial corner plot
- Sought after Oulton Location
- Fully renovated throughout
- Three separate bedrooms
- Ample parking with garage
- Spacious entrance hall
- Open plan lounge/diner
- Wrap around gardens
- Ideal for public transport links
- New gas combi boiler







### Summary

Introducing the stunningly revamped three bedroom gem nestled in the heart of Oulton Broad! Paul Hubbards proudly presents this beauty, boasting a sleek modern bathroom, ample parking, and wrap-around gardens. Get ready to be wowed by the open plan lounge/diner, perfect for entertaining and creating memories. Don't miss out on this incredible opportunity to own a piece of perfection in a prime location. Act fast, as this property won't stay on the market for long!

### Location

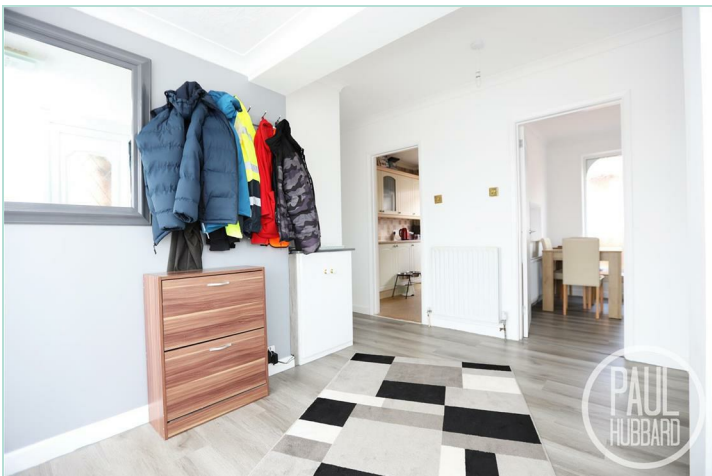
Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cozy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, 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 entrance hall

13'9" 7'10"

UPVC double glazed window to front and side aspects, UPVC double glazed door opening to side aspect, laminate flooring, doors opening kitchen, lounge/diner, bathroom and bedrooms 1-3



### Lounge/diner

17'0" 14'9"

Bay UPVC double glazed window to front and side aspect, laminate flooring, picture UPVC double glazed window to side aspect and feature fireplace

### Kitchen

8'10" 7'10"

UPVC double glazed window to side aspect and new UPVC double glazed door opening to rear. Vinyl flooring, units above and below work surfaces with inset stingless steel sink and drainer. Integrated oven/microwave with grill and ceramic hob. Spaces for fridge and washing machine



### Bathroom

5'10" 5'2"

UPVC double glazed window to side aspect, laminate flooring, toilet with vanity sink. Heated towel rail, mains fed monsoon shower in glass cubicle and doors opening to storage cupboard



### Bedroom 1

12'5" 10'5"

UPVC double glazed window to rear aspect, laminate flooring and sliding doors opening to fitted wardrobe.

### Bedroom 2

14'1" 9'10"

UPVC double glazed window to rear aspect and laminate flooring

### Bedroom 3

9'10" 7'10"

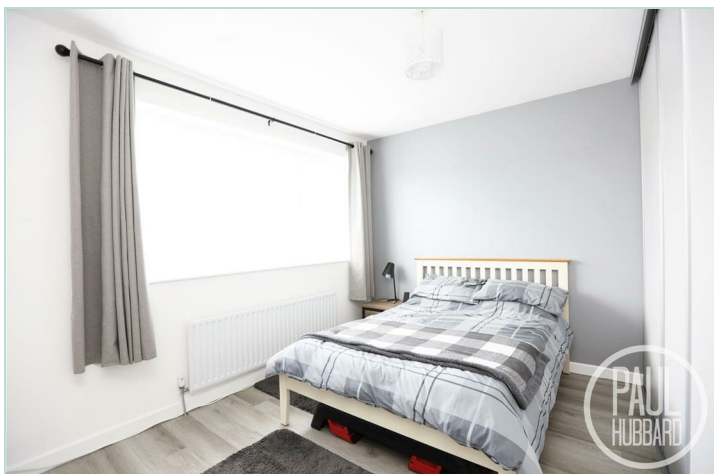
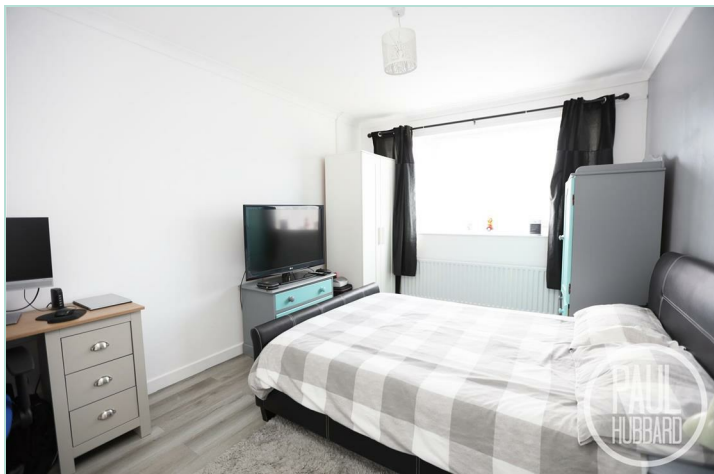
UPVC double glazed window to front aspect and laminate flooring.



### Outside

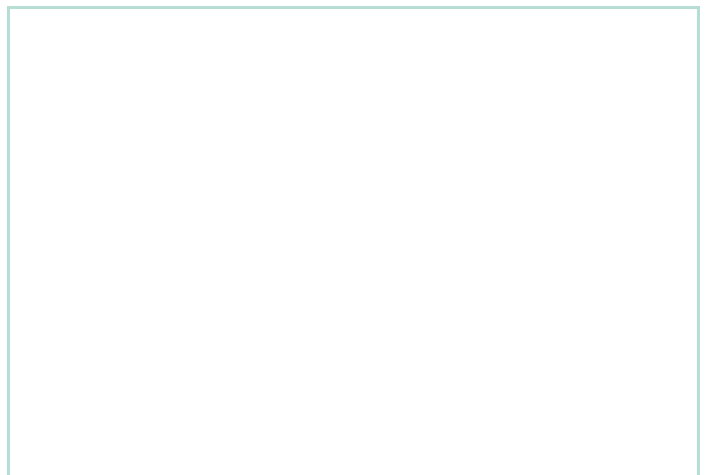
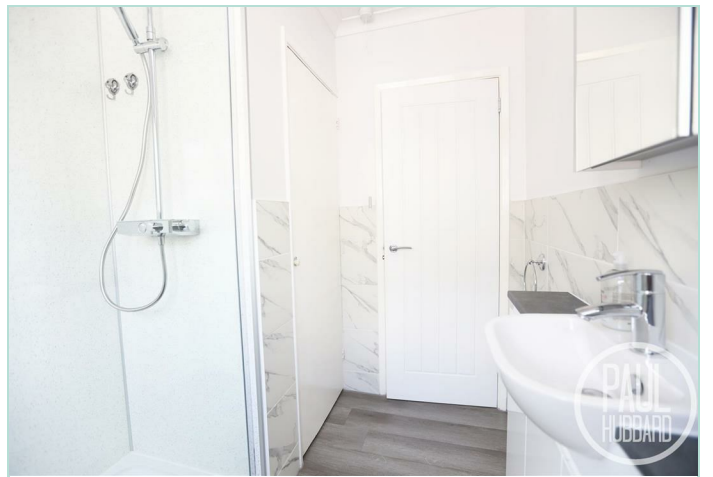
Beautifully landscaped wrap-around gardens with feature borders, paved driveway and garage.

Property benefits from New gas combi boiler, New electric box and Piv unit to remove condensation










Tenure: Freehold  
Council Tax Band:  
EPC Rating:  
Local Authority:

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



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 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