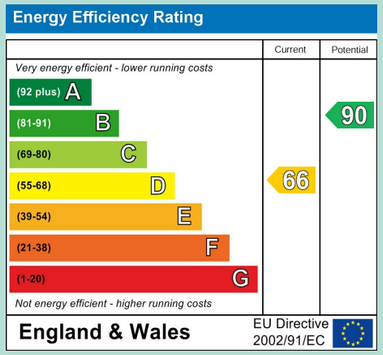
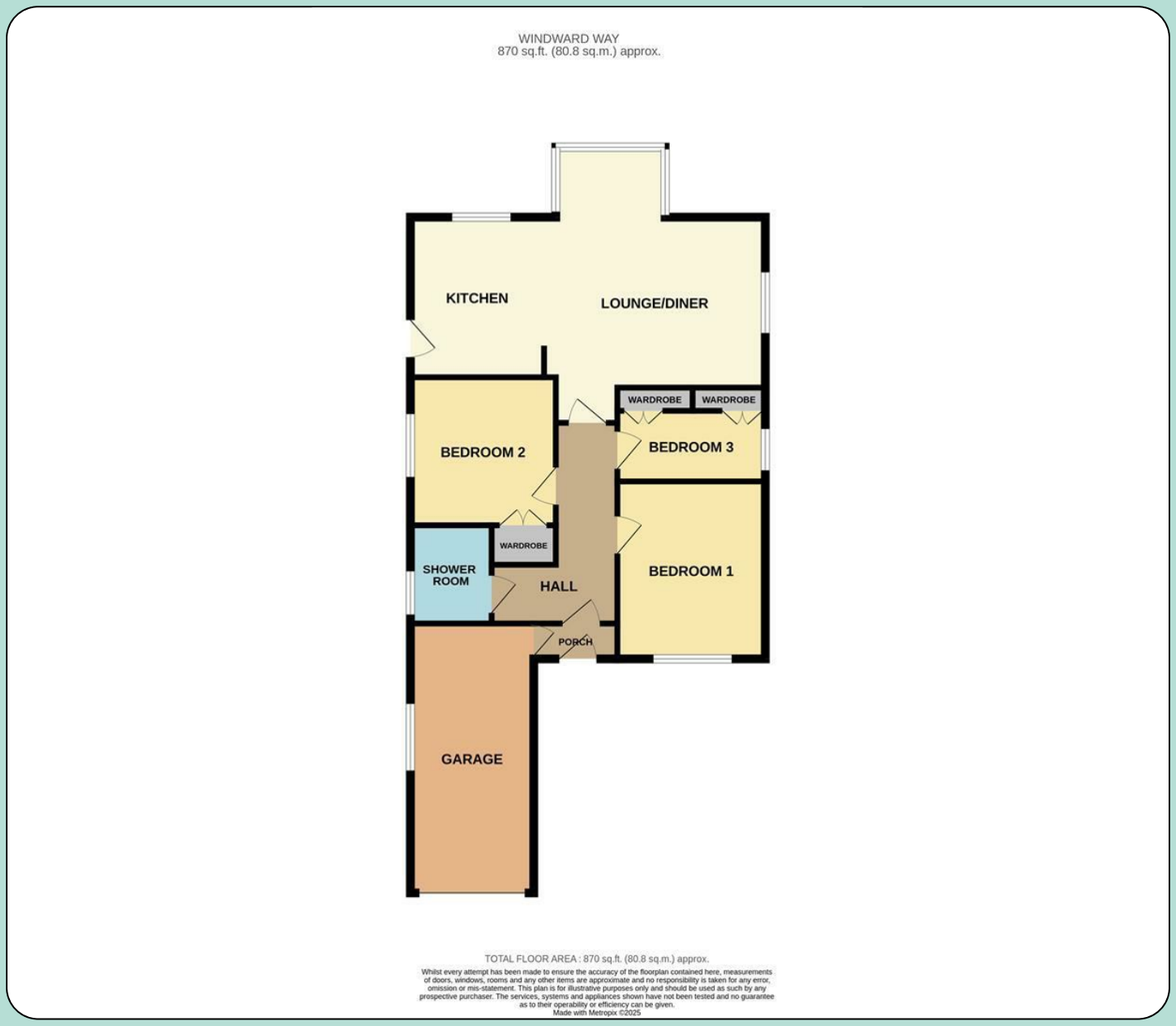
www.paulhubbardonline.com

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





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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

Windward Way

Oulton Broad, NR33 9HF

- Detached bungalow in sought after location
- Open plan living space
- Chain free
- 3 separate bedrooms
- South facing rear garden
- Off road parking & garage
- Fully renovated throughout
- Brand new appliances included
- Close to local amenities, shops & schools
- Great transport links nearby

PAUL HUBBARD

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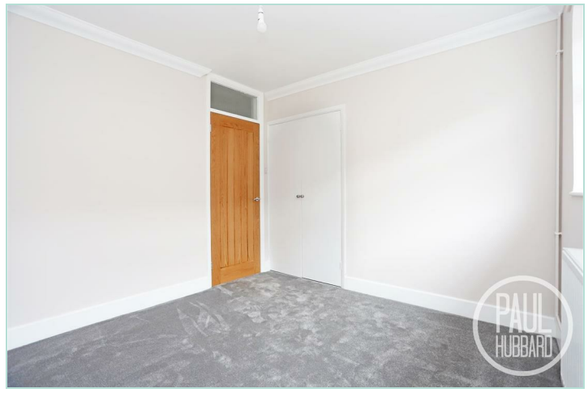

Location
This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Porch
1.36 x 1.39
UPVC entrance door & double glazed obscure window to the front aspect, laminate flooring and doors opening to the garage & hallway.

Hallway
Laminate flooring, loft access, radiator and doors opening to all internal rooms.

Open plan living
7.25 max x 5.62 into bay
Laminate flooring, dual aspect UPVC double glazed windows with feature bay window, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, a top of the range built-in Samsung double oven with dual cook function & a microwave/grill, ceramic hob & stainless steel extractor hood, integrated fridge-freezer, space for a washing machine, a breakfast bar with space for stools and spotlights.

Bedroom 1
3.63 x 3.03
Brand new carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2
3.03 x 2.97
Brand new carpet, UPVC double glazed window to the side aspect, built-in wardrobe and a radiator.

Bedroom 3
3.02 x 1.96
Brand new carpet, UPVC double glazed window to the side aspect, x2 built-in wardrobes and a radiator.

Shower Room
2.01 x 1.66
Laminate flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, walk-in mains-fed shower with both handheld & rainfall heads, aqua board wall panels and spotlights.

Outside
The front garden features a laid lawn with borders of plants and shrubs, while a driveway provides off-road parking for multiple vehicles and leads up to the garage. A pathway leads to the main entrance door, and gated access to the rear garden is also provided.

The south-facing rear garden is laid to lawn with planted borders, a patio area for outdoor seating, and an outdoor tap.

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.