

£650,000  
Offers In Excess Of



## Oulton Road North

Oulton, NR32 4QZ

- Stunning family home with characterful features retained throughout
- Situated on a beautiful tree-lined road in Oulton
- Four double bedrooms
- Extensive built-in storage solutions
- Multiple versatile reception rooms
- Contemporary kitchen with central island
- South-west facing landscaped rear garden
- Off-road parking for several vehicles and EV charging point
- Double garage plus storage shed and greenhouse
- Close to local shops, amenities and schools

**PAUL  
HUBBARD**





### 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

1.97m x 0.97m

Carpet flooring throughout, UPVC double glazed entrance door and window, beautiful stained glass windows and door opening into the entrance hall.

### Entrance Hall

Carpet flooring throughout, radiator, feature dado rail, stairs leading to the first floor landing, original Victorian doors throughout opening to the sitting room, dining room, study, WC, under-stair storage cupboard, garden room and kitchen/breakfast room.

### Sitting Room

4.71m into bay x 3.93m

Carpet flooring throughout, UPVC double glazed bay window with fitted blinds, x2 radiators, feature dado rail and a cast iron log burner.

### Study

3.95m into cupboard x 3.65m

Carpet flooring throughout, UPVC double glazed window, radiator, feature fireplace and original Victorian doors opening to x2 built in cupboards.

### WC

1.83m x 0.90m

Tile flooring throughout, part-tile walls, UPVC double glazed window, radiator, toilet with hidden cistern and hand wash basin with built in cupboards below.

### Kitchen/Breakfast Room

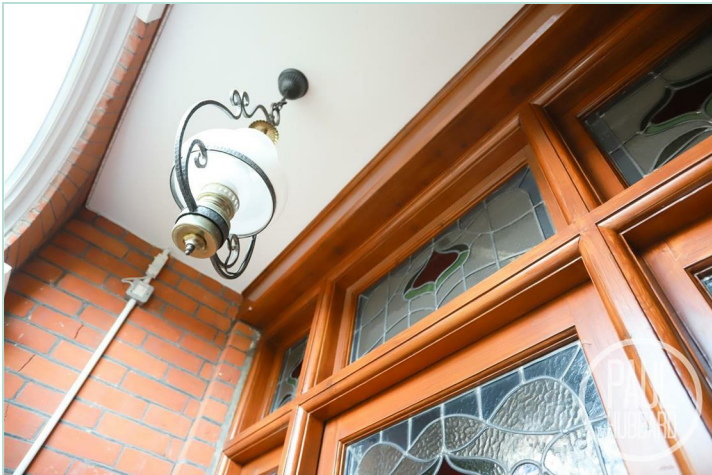
6.29 max x 3.64m max

A sizeable room benefiting from x2 electric-powered Velux windows, a UPVC double glazed window and double internal doors to the dining room, featuring a full selection of units above and below, Corian work surfaces, tile splash backs, Karndean flooring and x2 radiators. It offers a single sink with drainer and boiling/filtered water tap, plus an additional double stainless steel sink with drainer, instant hot water tap and Insinkerator, alongside integrated appliances including a dishwasher, full-length fridge, full-length freezer, stainless steel extractor hood, NEFF induction hob, NEFF steam oven, x2 further NEFF electric ovens with grills and a warming drawer. A central island completes the space with a solid wood work surface, feature lighting above, internal plug sockets and two fridge drawers.

### Dining Room

4.69m into bay x 4.01m

Carpet flooring throughout, UPVC double glazed window to side and bay window with fitted blinds to the front, x2 radiators and double doors open into the kitchen/ breakfast room.







### Garden Room

8.52m x 2.47m

Stretching across the rear of the property, this room boasts abundant natural light and a unique panelled ceiling with feature beams. UPVC double glazed French doors open onto the garden, complemented by dual-aspect windows, while an additional side door leads to a passage connecting to the garage and providing driveway access through a roller door. The room also features three Velux windows, two radiators, tile flooring throughout, and an opening to the utility area.

### Utility Area

3.90m max x 2.45m

UPVC double glazed windows, Velux window, tile flooring throughout, floor standing gas boiler, Victorian laundry rack, tile splash backs, vertical radiator, a selection of units, laminate work surfaces with stainless steel sink with drainer and space below for a washing machine and tumble dryer.

### Stairs to First Floor Landing

A spacious landing with carpet flooring throughout, x2 UPVC double glazed windows, feature dado rail, x2 radiators, stairs leading to the second floor landing and original Victorian doors opening to the family bathroom and bedrooms 1-3.

### Bathroom

3.69m x 2.09m

Wood-effect laminate flooring throughout, a UPVC double-glazed window, part-tiled walls, a radiator, a bath, a hand-wash basin with storage beneath, a heated towel rail, a base unit with a bidet and a toilet featuring a hidden cistern, and a shower enclosed within a glass cubicle.



### Bedroom 1

4.72m into bay x 3.98 into wardrobe

Carpet flooring throughout, UPVC double glazed bay window with fitted blinds, a radiator and doors opening into fitted wardrobes, the airing cupboard and en suite.

### Ensuite

2.81m x 1.41m max

Wood-effect laminate flooring, UPVC double glazed window, tile walls throughout, heated towel rail, shower with handheld attachment enclosed within a glass and tile cubicle, vanity unit with inset hand wash basin, toilet with hidden cistern and bidet.



### Bedroom 2

4.72m into bay x 3.82m into wardrobe

Carpet flooring throughout, UPVC double glazed bay window with fitted blinds, radiator and doors opening into fitted wardrobes.

### Bedroom 3

3.65m x 3.82m into wardrobe

Carpet flooring throughout, UPVC double window with fitted blinds, radiator and doors opening into fitted wardrobes.

### Stairs to Second Floor Landing

Carpet flooring throughout, Velux window, radiator, hatch to eaves storage (which runs across the full length of the property), and doors opening to bedroom 4, a shower room and sizeable cupboard housing a water tank and hatch to the rear eaves.











### Shower Room

2.55m x 2.44m

Vinyl flooring throughout, a Velux window, tiled walls, a radiator, a heated towel rail, a shower enclosed within a glass cubicle, a hand-wash basin with storage below and to the side, and additional base units with a toilet featuring a hidden cistern and a bidet.

### Bedroom 4

3.56m x 3.59m into wardrobe

Located on the top floor, featuring carpet flooring throughout, Velux window, radiator and doors opening into fitted wardrobes.

### Garage

7.50m x 5.50m

The property features a substantial brick-built detached double garage, complete with dual-aspect UPVC double glazed windows that provide natural light. The garage is equipped with lighting, power sockets and ample room for either parking or storage. An electric roller door offers easy vehicular access from the front, while two UPVC pedestrian doors allow convenient entry from the rear garden.

### Outside

Set along a picturesque, tree-lined road, this home is introduced by an impressive double-bay frontage, enclosed by an attractive brick wall that frames the approach beautifully. Steps lead up to the front entrance, flanked on either side by neatly maintained lawns and mature trees that enhance the sense of grandeur. The property benefits from outdoor lighting and power sockets. To the side, a generous brick weave driveway provides ample off-road parking for multiple vehicles, features a decorative raised shingle area, and leads directly to the detached double garage as well as a gated access point into the rear garden. In addition to the main garage entrance, a second roller door provides convenient and secure access to the rear lean-to area, offering a sheltered route between the front and rear of the property. A combination of panel fencing and a brick wall encloses the frontage. On the opposite side, the driveway is accessed only by the neighbouring properties.

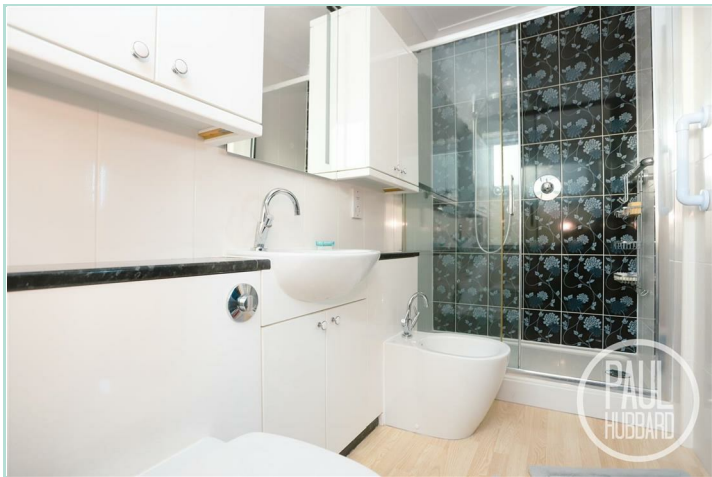
The south-west facing rear garden is a standout feature of the property, offering a beautifully landscaped space ideal for relaxation and outdoor living. A generous, well-kept lawn is surrounded by fully stocked borders and mature trees, creating both colour and privacy throughout the seasons. A brick weave patio provides an inviting spot for outdoor dining or seating, and the vendors will be leaving a high-quality detachable awning that provides welcome shade over the patio area during sunnier days. Practical additions include two pedestrian access doors to the garage, a timber storage shed, a greenhouse, outdoor lighting, power sockets and an outside tap. The entire garden is securely enclosed by panel fencing. To the side of the property, a discreet storage area provides convenient space for bins alongside a sheltered wood store, perfectly positioned for keeping logs dry and neatly organised.

### Agent Note

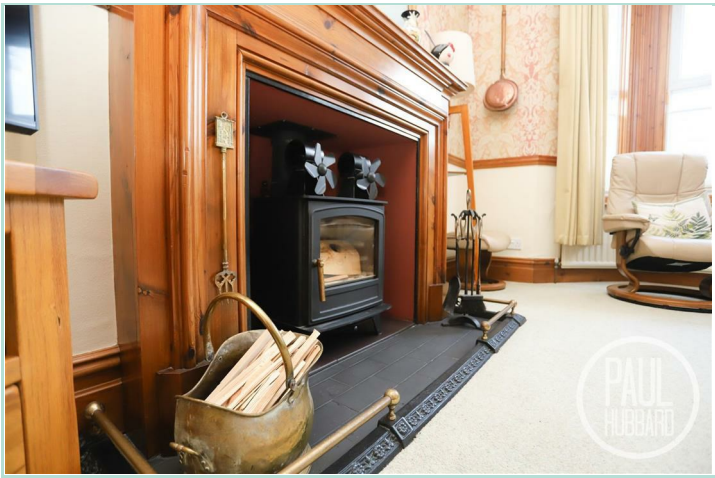
- The property features original Victorian doors which have also been converted into fire doors
- The driveway benefits from an EV charging point and external socks

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard




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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 2002/91/EC	

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: C  
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

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