

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£220,000
Asking Price



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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Sandbank Road , NR33 9EY

- Ideal detached bungalow
- Set in a sought after cul-de-sac
- Generous wrap-around garden
- 3 separate bedrooms
- Porch entrance
- Off road parking
- Detached brick-built garage
- Sought after location in Oulton Broad
- Perfect for putting your own stamp on it
- First time to market since new!



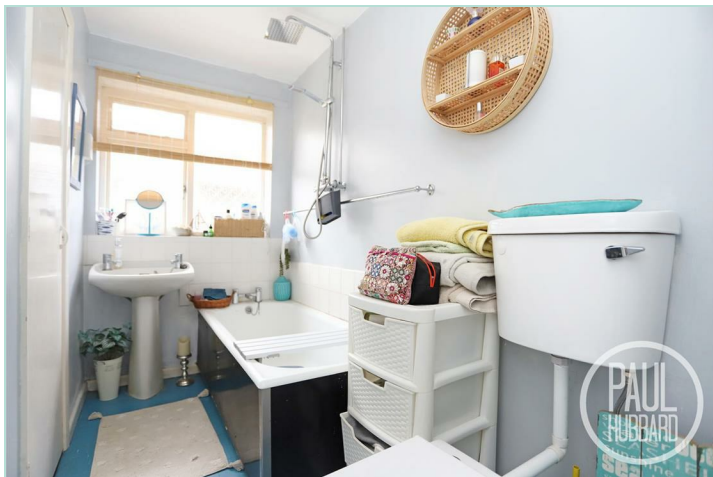
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 porch

Tile flooring, UPVC obscure double glazed door & window to the front aspect, storage cupboard with sliding doors and a door opens into the lounge/diner.

Lounge/diner

4.77 max x 3.88 max

Tile flooring, UPVC double glazed window to the front aspect, storage heater, feature fireplace and doors opening to the kitchen & hallway.

Kitchen/ breakfast room

4.02 max x 2.68 max

Tile flooring, timber frame window to the side aspect, storage heater, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with hot & cold taps, spaces for an oven & fridge-freezer and a door opens into the conservatory.

Conservatory

3.54 x 1.82

Laminate flooring, UPVC double glazed windows, space for a washing machine and a door opens to the exterior.

Hallway

Tile flooring, storage heaters, loft access and doors opening to the bedrooms and bathroom.

Bedroom 1

3.63 x 2.71

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

Bedroom 2

3.62 x 2.46

Fitted carpet, built-in storage cupboard and UPVC French doors opening to the rear garden.

Bedroom 3

2.69 x 2.16

Fitted carpet, UPVC double glazed windows to the rear aspect.

Bathroom

2.71 x 1.37

Tile flooring, timber frame obscure window to the side aspect, built-in storage cupboard, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap and a mains-fed shower above with both rainfall and hand-held heads.

Outside

The front garden features a laid lawn bordered by a variety of plants and shrubs. A long driveway offers off-road parking for multiple vehicles and leads to a detached brick-built garage, complete with an up-and-over door. Gated access to the rear garden is available on both sides of the property.

The generous rear garden, predominantly laid to lawn and bordered by decorative plants and shrubs, enjoys a desirable southeast-facing aspect. A paved area offers an ideal spot for outdoor seating, while a timber summerhouse adds further outdoor space. The garden is fully enclosed with a panel fence, ensuring privacy and security.

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.

