

£350,000  
Asking Price



## Hobart Close

Oulton Broad, NR32 3BH

- Detached bungalow in a sought-after location
- CHAIN FREE
- Oldman Homes built
- Two spacious bedrooms
- Modern kitchen/diner with space for entertaining
- Southwest-facing rear garden
- Off road parking and garage
- situated on a small cul-de-sac
- Immaculate presentation throughout
- Easy access to Oulton Marshes

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**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!

## Summary

**\*\*HIGHLY SOUGHT AFTER OLDMAN HOMES BUNGALOW\*\*** This stunning chain free 2-bedroom detached bungalow offers stylish and comfortable single-storey living in the heart of Oulton Broad. Finished to a high standard throughout, the property features a light and airy layout, a beautifully kept southwest-facing garden, and excellent parking options. With local shops, amenities, and the natural beauty of Oulton Marshes close by, it's the perfect home for those seeking convenience, comfort, and charm.

## Entrance Hall

Entrance door to the side aspect, carpet flooring throughout, a radiator, doors opening to the sitting room, kitchen/diner, bathroom, bedrooms 1-2 and x2 storage cupboards housing the gas boiler and electrics.

## Sitting Room

5.38m x 3.53m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and French doors opening to the rear aspect.

## Kitchen/ Diner

5.97m x 2.68m

x2 UPVC double glazed windows to the rear aspect, Karndean flooring throughout, part tiled walls, composite sink with drainer, a radiator, integrated Neff oven, hob and extractor fan and spaces for a fridge/ freezer, washing machine and tumble dryer.

## Bedroom 1

4.46m x 3.21m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and built in wardrobes.



### Bedroom 2

2.92m x 2.33m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Bathroom

2.26m x 2.14m

UPVC double glazed obscure window to the side aspect, Karndean flooring throughout, pedestal wash basin, toilet, bath with overhead shower and a heated towel rail.

### Outside

To the front there is a driveway providing off-road parking and access to the garage, a laid lawn with plants, trees and shrubs, attractive stone detailing, outdoor lighting, a pathway leading to the porch entrance, and gated access to the rear.

To the rear is a south-west facing garden with a laid lawn, stone detailing, a patio area ideal for outdoor seating, and side access to the garage.

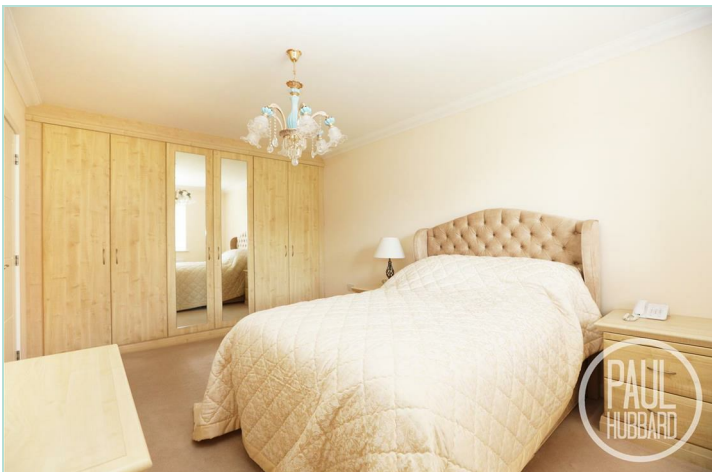
### Garage

5.49m x 2.73m

Electric door with light and power.

### Financial services

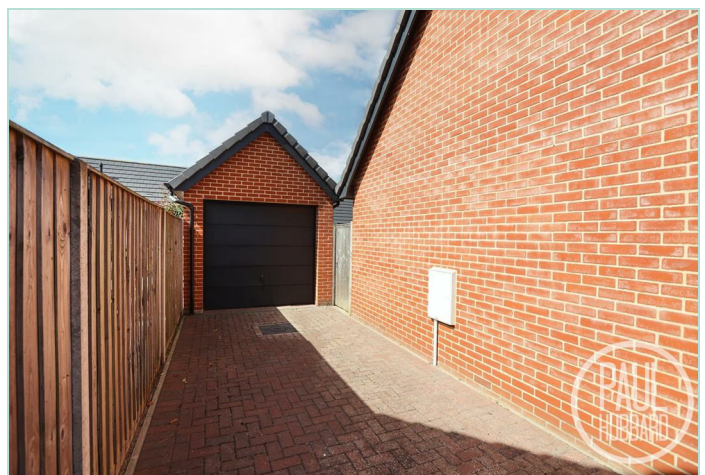
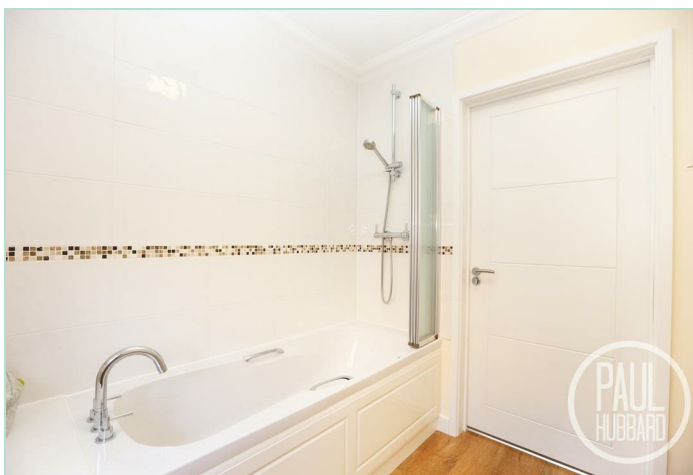
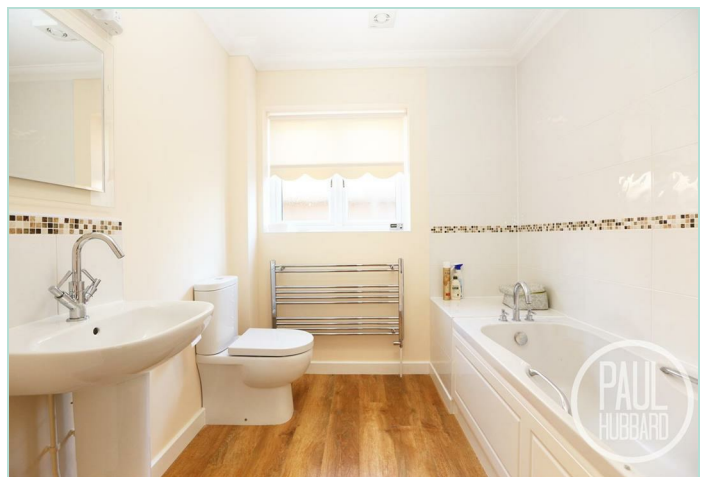
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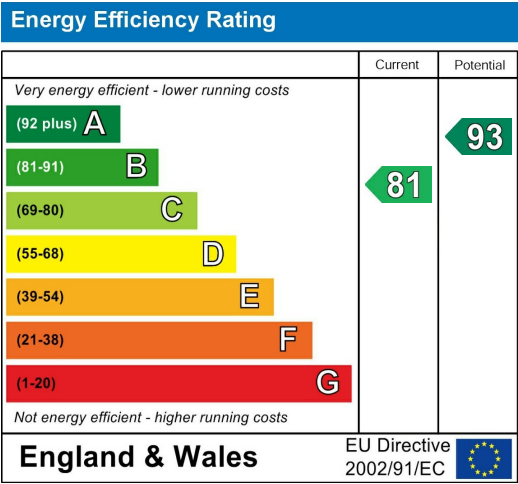








Tenure: Freehold  
Council Tax Band: D  
EPC Rating: B  
Local Authority: East Suffolk Council



HOBART CLOSE  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.  
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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