

£270,000  
Asking Price



## Colville Road Oulton Broad, NR33 9QZ

- Detached family home
- 4 separate bedrooms
- Master bedroom with en-suite shower room
- Chain free
- South facing rear garden
- Off road parking for multiple vehicles
- Detached garage
- Spacious sitting room with adjoining dining room
- Conveniently located for local shops & amenities
- A blank canvas, ready to make your own

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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 Hall

UPVC entrance door to the front aspect, laminate flooring, consumer unit, space for storing coats & shoes, stairs leading to the first floor landing and doors opening to the sitting room & kitchen.

## Sitting Room

7.11 x 2.96

Fitted carpet, x2 UPVC double glazed windows to the front & rear aspect, radiator and a door opens into the dining room.

## Kitchen

4.15 x 2.48

Vinyl flooring, UPVC double glazed window to the front aspect, radiator, gas combi boiler, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, spaces for an oven, washing machine & fridge freezer, a door opens into the dining room and a UPVC double glazed door opens out to the exterior.

## Dining Room

3.70 max x 2.77 max

Laminate flooring, radiator, a door opens into the cloakroom & kitchen and UPVC double glazed French doors open to the rear garden.

## Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1-4 & the family bathroom.

## Bedroom 1

4.12 max x 3.01 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening into the en-suite shower room.

## En-suite Shower Room

1.72 x 1.52

Vinyl flooring, UPVC double glazed obscure window to the front aspect, extractor fan, toilet, pedestal wash basin with mixer tap, a mains-fed shower set into a cubicle enclosure and aqua board wall panels.

## Bedroom 2

4.11 max x 2.69 max

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

## Bedroom 3

2.89 max x 2.48 max

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

## Bedroom 4

2.87 max x 2.06 max

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





#### Bathroom

2.06 max x 1.71

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, extractor fan, toilet, pedestal wash basin with mixer tap, a panelled bath with a mixer tap and tile splash backs.

#### Outside

A generous shingle frontage offers off-road parking for multiple vehicles, with the main entrance set beside a detached garage. Outdoor lighting and a water tap add convenience, while a brick wall surround and gated side access provide privacy and security.

The south-facing rear garden is beautifully arranged with a laid lawn, a decked seating area, and well-stocked borders. A charming picket fence separates a shingled section that leads to the pedestrian entrance of the garage. Outdoor lighting enhances the space for evening enjoyment.

#### Garage

approximately 2.1m x 4.86m

The detached brick-built garage features an up-and-over door to the front and a side access door from the garden—ideal for secure storage or sheltered parking.

#### 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.





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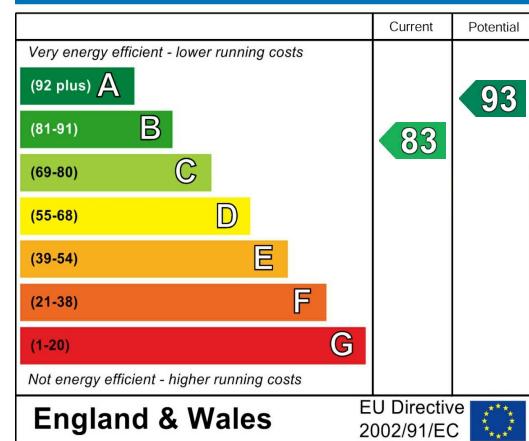


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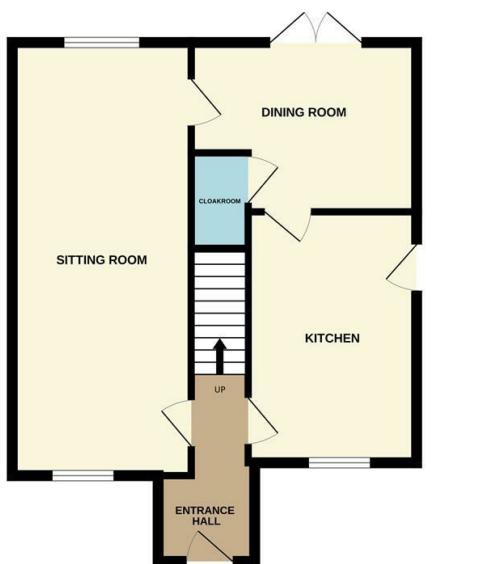


Tenure: Freehold  
 Council Tax Band: D TBC  
 EPC Rating: B  
 Local Authority: East Suffolk Council

### Energy Efficiency Rating



GROUND FLOOR  
 645 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
 512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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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