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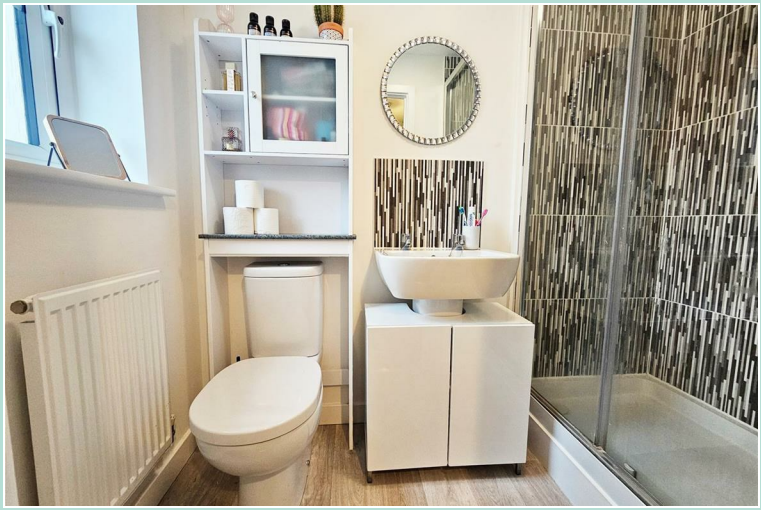
£295,000
Asking Price



Cory Drive

Lowestoft, NR32 3QT

- Ideal detached family home
- Off road parking with garage
- Sought after Oulton Broad location
- Well presented throughout
- Open-plan kitchen/ diner with adjoining utility room
- Three separate bedrooms
- Family bathroom and ensuite shower room
- Close to local amenities, shops & schools
- Ideal for public transport links
- Modern décor throughout

PAUL HUBBARD

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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

Composite entrance door to the front aspect, radiator, LVT flooring, stairs leading to the first floor landing and doors opening to the sitting room and kitchen/ diner.

Sitting Room

5.62 x 3.11

UPVC double glazed window to the front aspect and French doors opening into the rear garden, LVT flooring, fireplace and x2 radiators.

Kitchen/ Diner

5.60 max x 3.61 max

Dual aspect UPVC double glazed windows, tile flooring, x2 radiators, built-in storage cupboard, units above and below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in extractor hood, 4 ring gas hob & oven, space for a free standing fridge freezer & dishwasher and a door opens into the utility room.

Utility Room

1.89 x 1.58

Tile flooring, radiator, gas combi boiler, base units, laminate work surface, space below for a washing machine & tumble dryer, doors opening into the WC and out to the rear garden.

WC

1.45 x 0.88

Tile flooring, radiator, hand wash basin with hot & cold taps, tile splash back, extractor fan and a toilet.

Stairs leading to the First Floor Landing

UPVC double glazed window to the rear aspect, carpet flooring, radiator, loft hatch, doors opening to the storage cupboard, bathroom and bedrooms 1-3.

Bedroom 1

5..63 max x 316 max

x2 Dual aspect UPVC double glazed windows, carpet flooring, x2 radiators and a door leading to the ensuite shower room.

Ensuite Shower Room

2.18 x 1.20

UPVC double glazed obscure window to the front aspect, LVT flooring, part-tile walls, radiator, pedestal wash basin with hot & cold taps, toilet and a mains-fed shower set inside a large cubicle surround.

Bedroom 2

3.23 max x 2.80 max

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

Bedroom 3

2.79 x 2.29

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

Bathroom

2.17 x 1.83

UPVC double glazed obscure window to the front aspect, LVT flooring, part-tile walls, heated towel rail, pedestal wash basin with hot & cold taps, toilet and a panelled bath with an electric shower set above.

Outside

To the front of the property is an easy-to-maintain lawned garden with shingle borders and decorative planting. A paved pathway leads to the main entrance door, while a brick-weave driveway to the side provides access to the garage and a timber gate provides access to the rear garden.

To the rear is a generously sized lawned garden with a patio area ideal for outdoor dining, complemented by shingle borders. The garden benefits from access to the garage, an outdoor tap, and is fully enclosed by timber fencing. An additional side area offers practical space for storage.

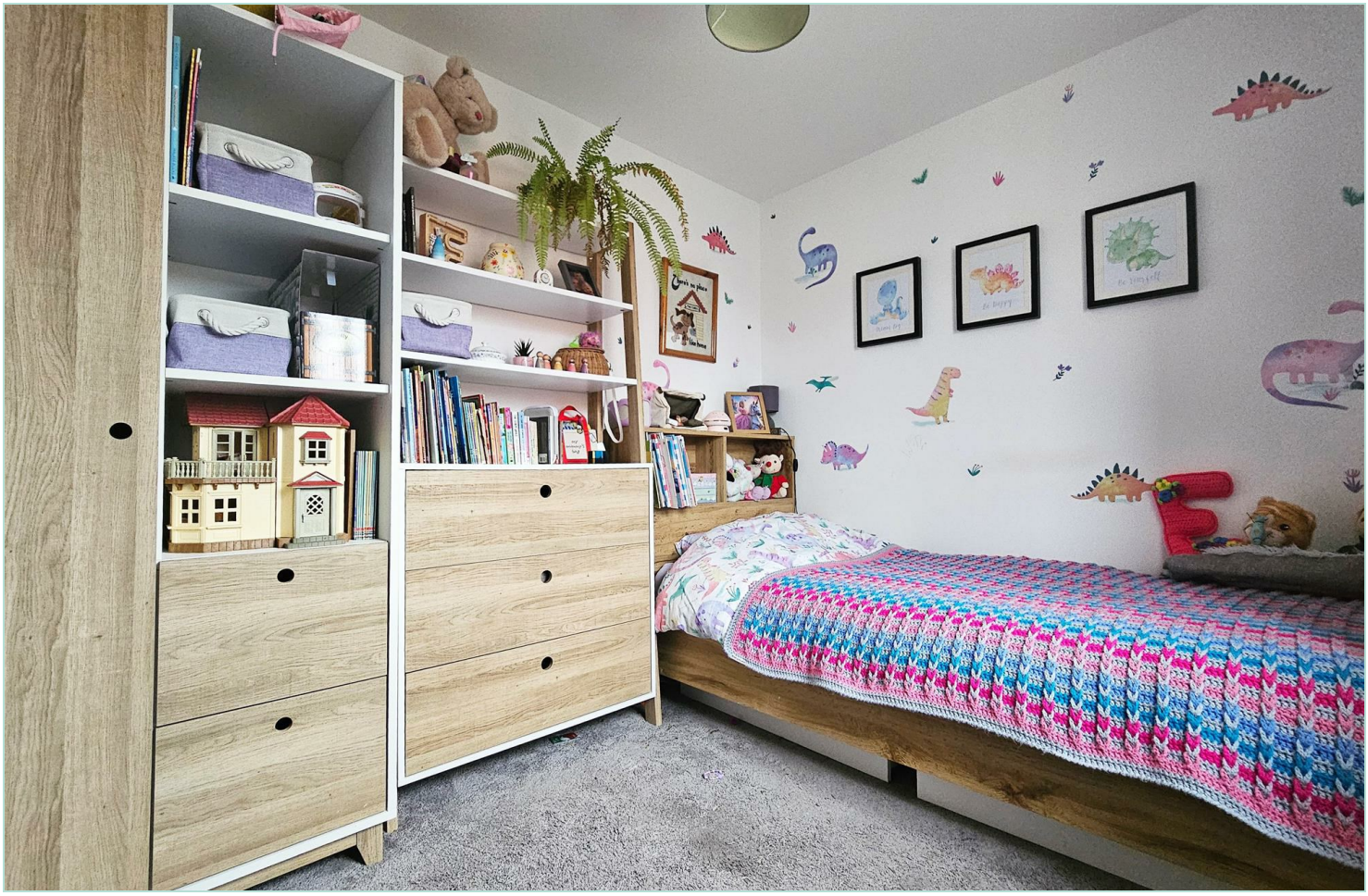
Garage

5.34 x 2.74

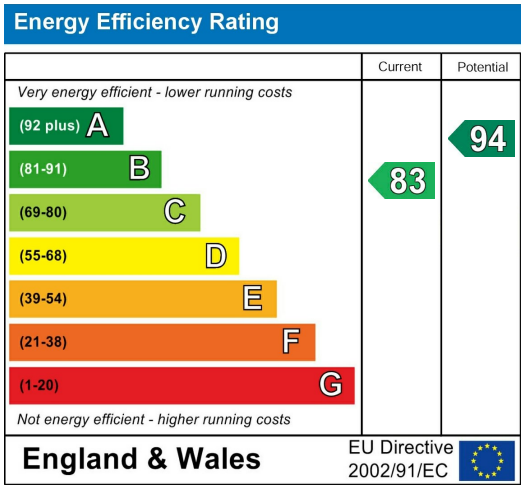
A well-appointed garage featuring an up-and-over door to the front aspect and a pedestrian access door from the rear garden. The space benefits from power and lighting, making it ideal for parking, storage, or workshop use, and includes a timber workbench with shelving. A boarded roof area provides useful additional storage.

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.



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



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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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