

£435,000  
Asking Price



## Gorleston Road

Oulton Broad, NR32 3AA

- Gorgeous detached family home
- Set on a generously sized plot with gardens front & rear
- 4 separate bedrooms
- Gated off road parking for multiple vehicles
- A single & double garage with an adjoining workshop & mechanics pit
- Annexe development opportunity STP
- Spacious kitchen/ diner with adjoining utility room & WC
- Well presented throughout
- Gas central heating & double glazed throughout
- Close to local amenities & shops

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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!

### Entrance Hall

UPVC entrance door & double glazed windows to the front aspect, fitted carpet, radiator, consumer unit, stairs leading to the first floor landing and doors opening to the sitting room, home office/bedroom 5 & the kitchen/ diner.

### Sitting Room

6.23 x 3.71

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, bar area and UPVC French doors open to the rear garden.



### Home office/ Bedroom 5

4.10 x 3.53 into bay

Fitted carpet, UPVC double glazed window to the front aspect & a double glazed bay window to the side aspect, radiator and a door opens into the kitchen/ diner.

### Kitchen/ Diner

5.52 x 3.14

Laminate flooring, x2 UPVC double glazed windows to the side & rear aspect, radiator, down lights, a pantry storage cupboard, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, integrated fridge-freezer and a door opens into the utility room.



### Utility Room

2.71 max x 2.41 max

Tile flooring, x2 UPVC double glazed windows to the side & rear aspect, radiator, down lights, base units, laminate work surface, inset stainless steel sink & drainer with hot & cold taps, space for a washing machine & tumble dryer, a door opens into the WC & another out to the exterior.

### WC

1.67 x 0.79

Tile flooring, UPVC double glazed obscure window to the side aspect, toilet, wall-mounted wash basin with hot & cold taps, tile splash backs and loft access.

### Stairs leading to the First Floor Landing

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

### Bedroom 1

4.67 x 3.05

Fitted carpet, UPVC double glazed window to the front aspect, down lights, radiator, fitted wardrobes and drawers.

### Bedroom 2

4.72 into bay x 3.03

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a built-in storage cupboard.





### Bedroom 3

3.70 x 2.98

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

### Bedroom 4

3.02 x 2.46

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

### Bathroom

3.01 x 2.02

Laminate tiles, tiled walls, UPVC double glazed obscure window to the rear aspect, radiator, down lights, toilet set unit a vanity unit, wash basin with mixer tap set unit a vanity unit, a corner bath tub with a mixer tap & a hand-held shower attachment and a separate mains-fed shower set into a cubicle enclosure with both hand-held & rainfall heads.



### Outside

Gated access opens to a fully enclosed front garden, featuring a pathway leading to the main entrance door. Decorative bark beds, plants, and established trees enhance the space, along with outdoor lighting. A side gate provides access to the rear garden, while a connecting pathway links to the driveway. To the side, double gates open to a generous brick weave driveway offering secure, off-road parking for multiple vehicles. A neatly maintained lawn with surrounding plants leads up to three garages, including a spacious double. An opening from the driveway continues around to the rear garden.

The rear garden offers a large decking area with shingle borders, ideal for outdoor seating and entertaining. Additional features include outdoor lighting, power sockets, and a water tap. A neatly laid lawn is surrounded by mature plants, shrubs, and trees, creating a peaceful, private setting. A pathway leads to a raised planting bed, perfect for growing fruit and vegetables, with a greenhouse conveniently positioned beside it. A timber storage shed provides extra space for garden tools, and the entire garden is fully enclosed with panel fencing.



### Double Garage

7.59 x 6.03

A spacious double garage with two up-and-over doors, equipped with power, lighting, and ample space for storage or parking. It includes a mechanic's pit, ideal for vehicle maintenance, and an adjoining workshop area. The garage is double-skinned and insulated, offering potential for conversion into a self-contained annexe—perfect for multigenerational living.

### Workshop

6.05m x 1.78

This practical workshop includes a UPVC double glazed window to the rear, a timber work surface with overhead units, power sockets, lighting, and additional space for appliances if desired.

### Garage

5.14 x 2.79

An additional single garage with an up-and-over door, UPVC double glazed window to the rear, and a pedestrian access door from the rear garden—ideal for storage or an extra parking space.

### Financial Services

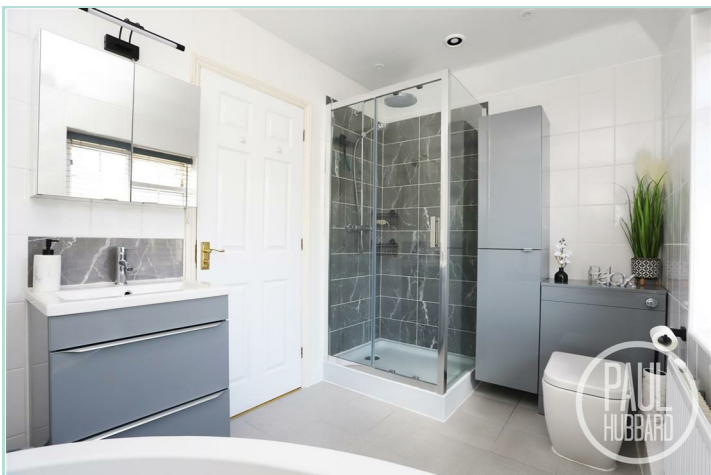








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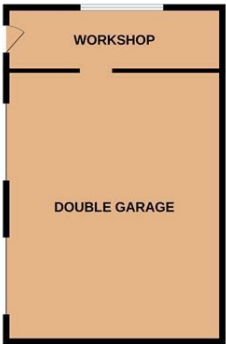
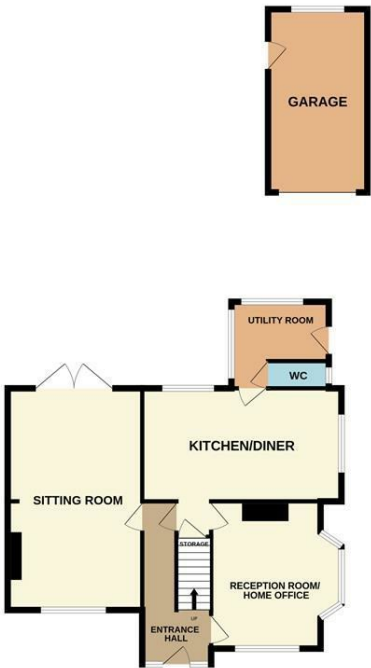


Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
1504 sq.ft. (139.7 sq.m.) approx.

1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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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