



29 Cambrian Crescent, Oulton

Offers in Region of £300,000

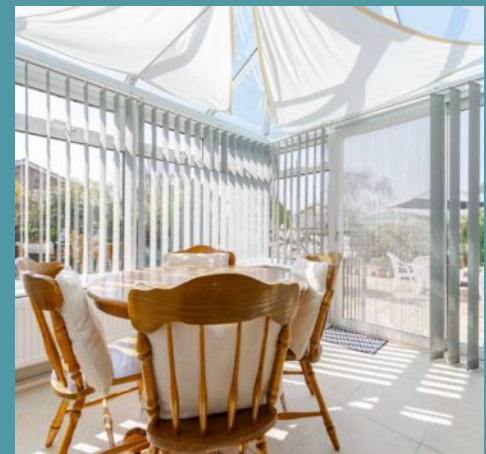
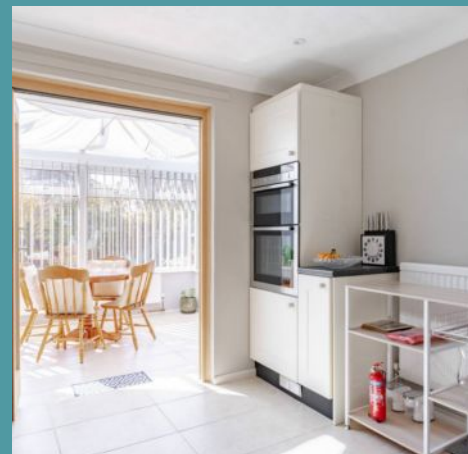
29 Cambrian Crescent

Oulton, Lowestoft

Down a quiet cul-de-sac in Oulton village, lies this charming detached bungalow with a chain free status. Showcasing a comfortable sitting room, an equipped kitchen, a sun-lit conservatory, three bedrooms and a bathroom. Externally, you will find a south-facing garden that is fully enclosed for privacy, as well as a driveway providing off-road parking and a garage for storage options. Positioned a short walk away from Oulton Broad, with easy access to shops, transport links, parks and healthcare facilities. Experience a lifestyle of comfort and ease, with a close-knit community feel.

Location

Oulton village is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Close by is Oulton Broad, one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as sailing, canoeing, rowing & boating, as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with two nearby train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.



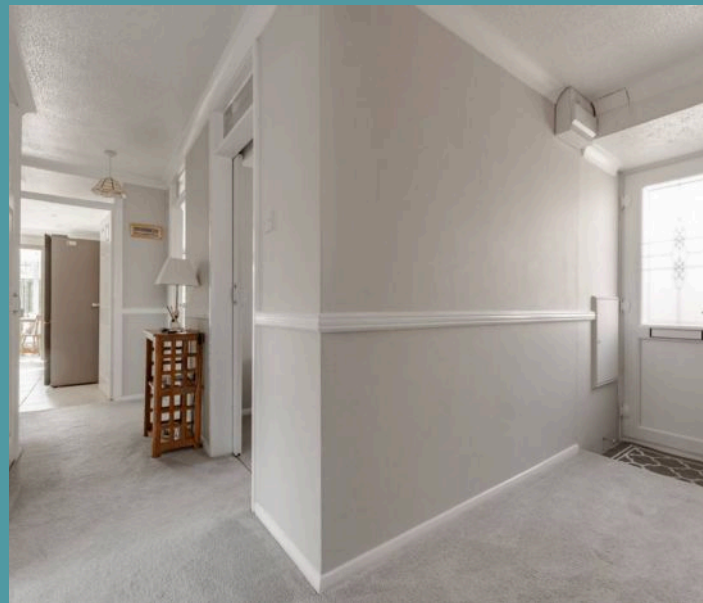
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A sense of warmth and comfort permeates throughout the home as you enter through the entrance hall. The heart of the home, the spacious sitting room, is accentuated by a large bay window that graciously infuses the space with natural light. This inviting room is ideal for relaxation and entertaining.

Beyond lies the well-equipped kitchen, fitted with wall and base units, appliances and storage, to enhance your cooking experience. Internal bi-fold doors seamlessly extend the living space into a light-filled conservatory, allowing you to enjoy the outdoors within the comfort of your own home.

The property features three bedrooms of varying sizes, thoughtfully designed to cater to diverse lifestyle needs. Each room is thoughtfully designed to offer relaxation and privacy. A bathroom completes the accommodation, comprising of a three piece suite for comfort and ease.





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Stepping outside, the maintained south-facing garden awaits, offering a beautiful space for outdoor activities and enjoyment. The well-kept lawn is framed by a charming patio area, perfect for hosting family bbqs or simply relaxing in the afternoon sunshine. Overall, it is fully enclosed for privacy and seclusion. At the front of the residence is a Permeable driveway providing off-road parking and a garage for storage options.

Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Boiler installed in 2022.

Rewired throughout in 2023.

Hive controlled heating system.

Boarded loft with a ladder for access.

Fire & smoke sensors installed.

Council tax band: C

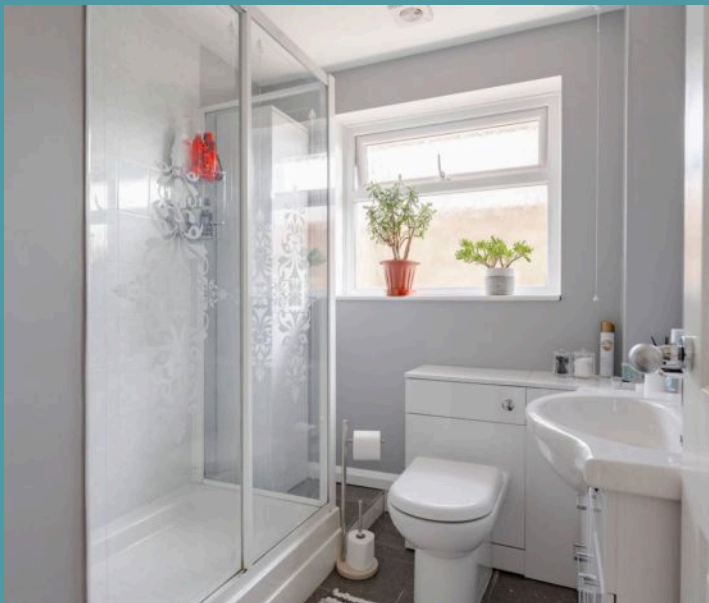




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Oulton, Lowestoft

- Chain free
- Down a quiet cul-de-sac in the village of Oulton, lies this detached bungalow
- New boiler installed in 2022 and rewired throughout in 2023
- Hive controlled heating system
- Comfortable sitting room accentuated by a large bay window, inviting relaxation and entertaining
- Equipped kitchen with internal bi-fold doors opening into a light-filled conservatory, extending the reception space
- Three bedrooms that vary in size and a bathroom
- Beautifully maintained garden that is south-facing, with a well-kept lawn and a patio area, fully enclosed for privacy and seclusion
- Permeable paving driveway providing off-road parking and a garage for storage options
- Close to local shops, healthcare facilities, schools and transport links



Ground Floor
1187 sq.ft. (110.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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