



71 Hunton Road, Oulton
£300,000

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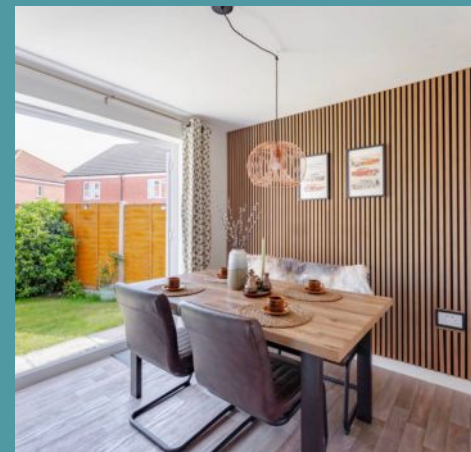
Oulton, Lowestoft

Discover modern living in this beautifully presented detached home in the highly desirable Oulton village. Boasting a bright and welcoming sitting room with a feature fireplace, a stylish open-plan kitchen/dining area with French doors leading to the garden, and a practical utility room, this home is designed for both comfort and convenience. With three well-sized bedrooms, including a private en-suite to the main, and a contemporary family bathroom, there's space for everyone. Outside, enjoy a private, well-kept garden with a patio area, along with off-road parking via a brick-weave driveway and a garage for added storage.

Location

Hunton Road is a quiet residential street located in the Oulton area of Lowestoft, Suffolk. Positioned just over a mile from the scenic Oulton Broad, the area offers easy access to the picturesque waterfront, where residents can enjoy boating, walking trails, parks, and a range of cafes and pubs.

Local shops are within close reach, including convenience stores, takeaways, and small independent outlets, while larger supermarkets and retail parks are a short drive away in Lowestoft. For families, Hunton Road is ideally placed with several well-regarded primary schools nearby, such as Oulton Broad Primary School and The Limes Primary Academy. Secondary education is catered for with Benjamin Britten Academy and Ormiston Denes Academy both within a short commuting distance.





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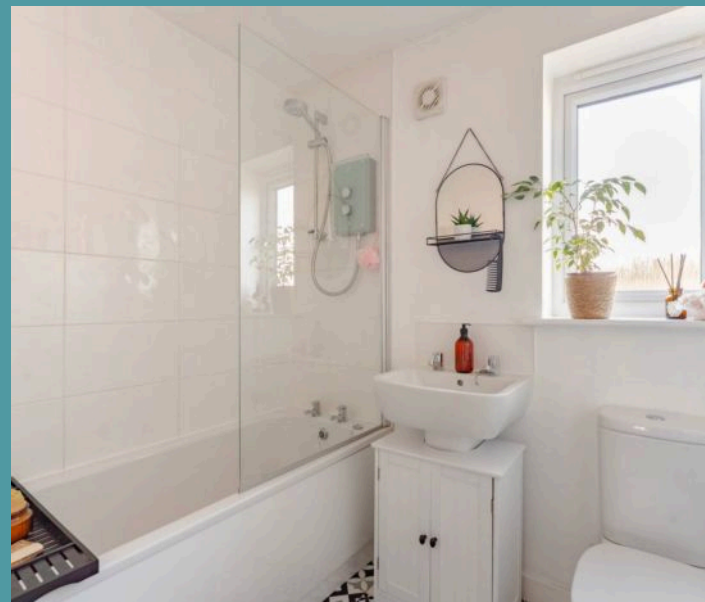
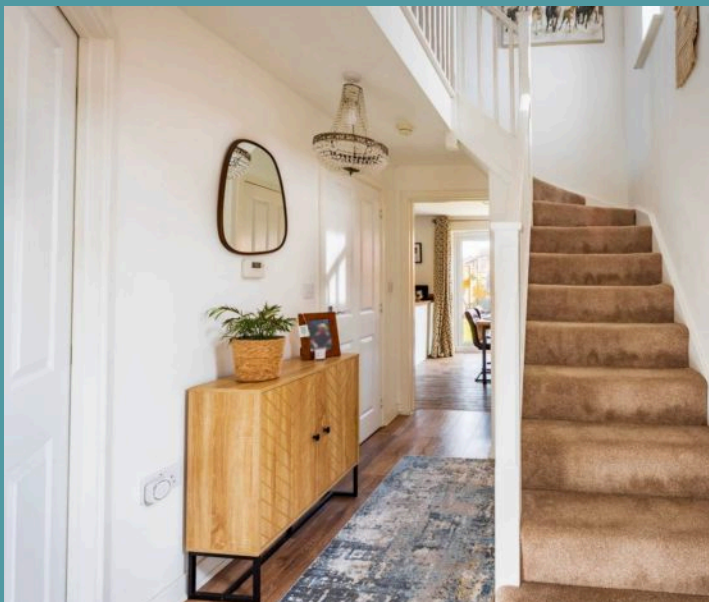
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Healthcare needs are served by local GP surgeries and dental clinics, and the James Paget University Hospital in Gorleston is reachable within 20 minutes by car for more comprehensive medical services. Transport links are also a strong point—Oulton Broad North railway station is under a mile away, offering direct services to Norwich, while good local bus routes connect the area to Lowestoft town centre and surrounding villages. Road access via the A12 and A146 provides straightforward links to both Suffolk and Norfolk regions, making Hunton Road a well-connected yet pleasantly quiet place to live.

Hunton Road

Upon entering, you're greeted by a welcoming entrance hall, complemented by a convenient WC. Positioned at the front of the residence is a light-filled sitting room, enhanced by a decorative feature fireplace that adds character and warmth—perfect for both everyday relaxation and entertaining guests.

At the heart of the home lies an open-plan kitchen/dining room, thoughtfully designed with high-quality cabinetry, an integrated oven, and designated spaces for a fridge/freezer and dishwasher. The dining area enjoys natural light streaming through the French doors, which open directly onto the rear garden, creating a seamless connection between indoor comfort and outdoor enjoyment.





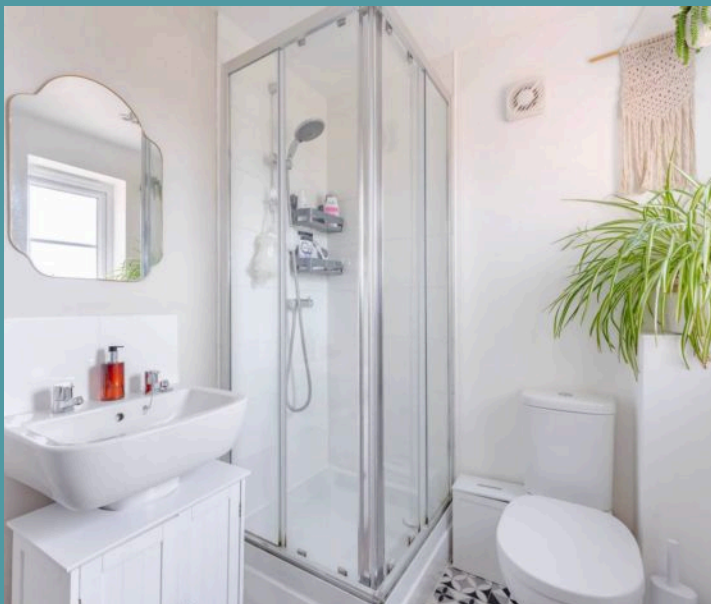
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A functional utility room provides additional convenience with ample storage and space for laundry appliances, keeping the main living areas uncluttered and organized.

Ascend to the first floor where you will encounter three well-proportioned bedrooms, including a private principal suite with its own modern ensuite, adding a luxury touch to your everyday routine. A contemporary family bathroom serves the remaining bedrooms, designed with stylish finishes and practicality in mind.

Outside, the well-maintained garden offers a private space with a patio area ideal for alfresco dining and entertaining, alongside a laid-to-lawn. Down the side of the residence is a shingled walkway, designed with an additional seating area. At the front of the residence is a brick-weave driveway offering off-road parking for multiple vehicles and a garage, providing valuable storage or potential for a workshop.





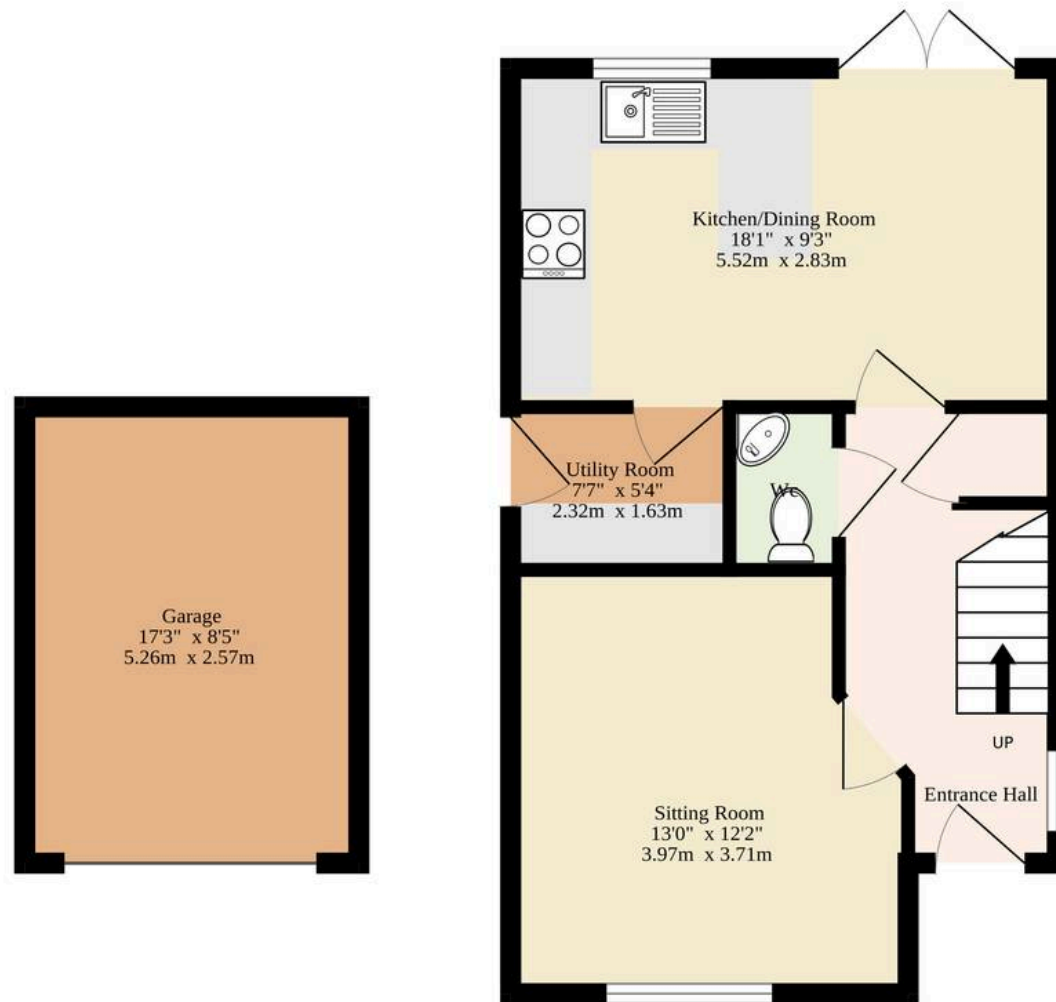
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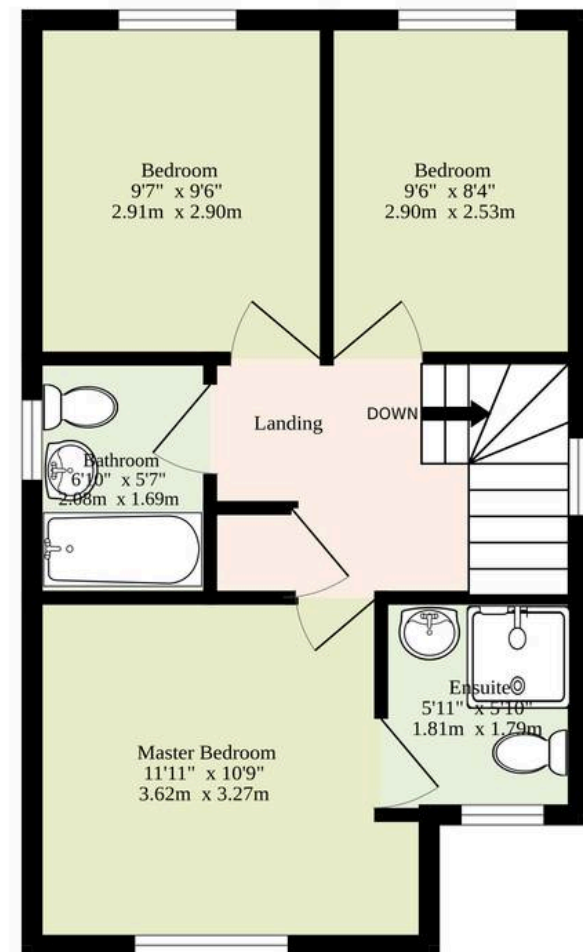
- Detached residence set in the sought-after location of Oulton village
- Light-filled sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with high-quality cabinetry, an integrated oven, space for a fridge/freezer and a dishwasher
- French doors set in-front of the dining area, creating a seamless flow between the indoor and outdoor areas
- A functional utility room for laundry appliances and storage
- Three bedrooms, a private en-suite and a modern family bathroom
- Well-maintained and private garden, with a patio area for seating arrangements and a laid to lawn
- Brick-weave driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
619 sq.ft. (57.5 sq.m.) approx.



1st Floor
422 sq.ft. (39.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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