



## 31 Hobart Way, Lowestoft

Offers in Region of £270,000

# 31 Hobart Way

## Lowestoft

Find a comfortable and convenient living experience in this detached residence. Sitting in the desirable area of Oulton, in close proximity to all local amenities and natural surroundings. From the moment you step inside, you'll be immersed in its functional layout, creating a wonderful living space for a busy family lifestyle. Its accommodation consists of a comfortable sitting room, well-equipped kitchen, three bedrooms and a family bathroom. Externally, you will find a private driveway, garage and enclosed rear garden. Don't miss the chance to acquire this home!

### LOCATION

Oulton 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 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.



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Step into this inviting property in the location of Oulton. Upon entering, you'll find a practical entrance hall designed to keep your main living areas clutter-free. It's the perfect space for housing coats and shoes, ensuring your home stays organised and tidy. As you proceed into the property, you'll discover a spacious living area, adorned with plush carpeting, providing a comfortable and inviting space to arrange your furniture. Adjacent to the living area, you'll find the well-appointed kitchen space. Featuring bright cupboards and contrasting dark counter tops, this practical kitchen provides everything you need to cook your favourite meals in style.

Heading upstairs in this property, you'll discover three generously sized bedrooms, each thoughtfully designed to accommodate your needs. The primary bedroom offers ample space for a double bed and storage furniture, creating a comfortable space. The remaining two bedrooms are equally spacious and versatile, providing room for various needs. Whether you require a home office or additional bedrooms for your family or guests, these rooms offer flexibility. The upper floor also features a well-appointed bathroom suite, complete with a three-piece suite that includes a bath with an overhead shower. This stylish and functional space caters to all your household's needs.



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At the rear of this property, you'll find a well-enclosed garden area, surrounded by fencing to provide both security and privacy. This outdoor space is a practical and enjoyable place to relax and enjoy the outdoors, making it ideal for various outdoor activities.

To the front of the property, there's ample off-road parking available on a private drive, ensuring your vehicles are secure and easily accessible.

Additionally, a single garage provides a valuable space for housing additional belongings, parking, or storage.

### AGENTS NOTES

We understand that this property is freehold.

Connected to mains services.

Solar Panels - leasehold.

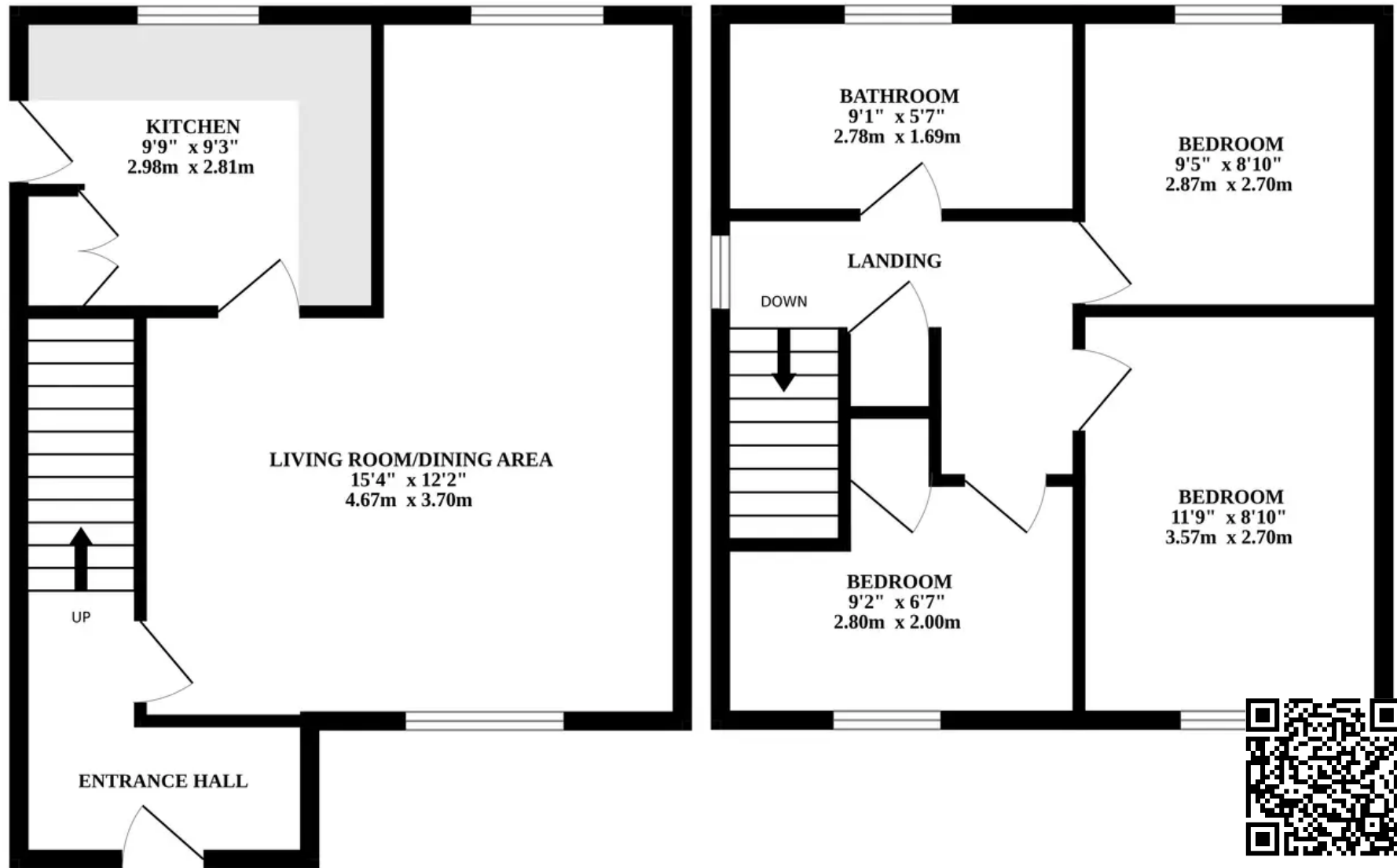
Section 21: Please note the owner of this property is an employee of Minors & Brady.

Council Tax Band: C



GROUND FLOOR

1ST FLOOR



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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