

HARDIMANS



30 Orford Drive
Oulton Broad, Lowestoft, NR32 3DJ
£220,000



**30 Orford Drive, Oulton
Broad, Lowestoft, Suffolk,
NR32 3DJ**

Welcome to this charming detached bungalow located on Orford Drive in the picturesque area of Oulton Broad, Lowestoft. This lovely property boasts a beautifully designed interior with a spacious lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones.

PLEASE NOTE; the vendors will be refitting the current wet room to a brand new shower room (please see design image on details).

With one generous reception room, two cosy bedrooms, and wet room, this bungalow offers a comfortable and convenient living space. The addition of cavity wall insulation ensures that the property is energy efficient, keeping you warm during the colder months.

Step outside to discover the sunny gardens that come with extensive patios, ideal for enjoying a cup of tea in the morning or hosting a barbecue in the summer. The presence of parquet flooring under the hallway carpet, adds a touch of elegance to the overall charm of the property.

If you are looking for a peaceful retreat in a desirable location, this detached bungalow on Orford Drive is the perfect place to call home. Don't miss out on the opportunity to own this gem in Oulton Broad.

UPVC double glazed door to:-





ENTRANCE PORCH

with extensive glazing, tiled floor, radiator, further glazed door to:-

SPACIOUS HALLWAY

with radiator, electric meter cupboard with fuse box, access to roof void, built-in store cupboard with shelving. NOTE, we are told by the vendor there is a parquet floor under the carpet.

SPACIOUS LOUNGE/DINER

double aspect windows, upvc double glazing, vertical blinds, 2 radiators.

KITCHEN

in a range of light oak fronted units, single drainer sink, recess and plumbing for automatic washing machine, Neff 4 burner gas hob, matching oven/grill, concealed filter hood, tiled splashbacks, fitted wall cupboards, radiator, Worcester gas boiler, double aspect windows with upvc double glazing, vertical blinds, matching side door, tiled floor.

MASTER BEDROOM

with upvc double glazed picture window overlooking the front garden, vertical blinds, radiator.



BEDROOM 2

upvc double glazed window, vertical blinds, radiator, fitted bedroom furniture comprising 2 wardrobe cupboards and drawer units.

WET ROOM

moulded shower floor, Triton shower unit, low level wc, vanity washbasin, tiled walls, radiator, extractor fan, upvc opaque glazed window.

NOTE; THIS ROOM WILL BE REFITTED TO CREATE A BRAND NEW SHOWER ROOM, AND WILL BE INCLUDED IN THE ASKING PRICE. (please see design image on details).

OUTSIDE

To the front, gravelled gardens for easy maintenance, concrete driveway, additional block pavers for additional car parking and pathways. To the rear, enclosed private gardens laid to lawn, flower and shrub borders, good size paved patios, 2 good size garden stores, additional timber shed.

COUNCIL TAX BAND

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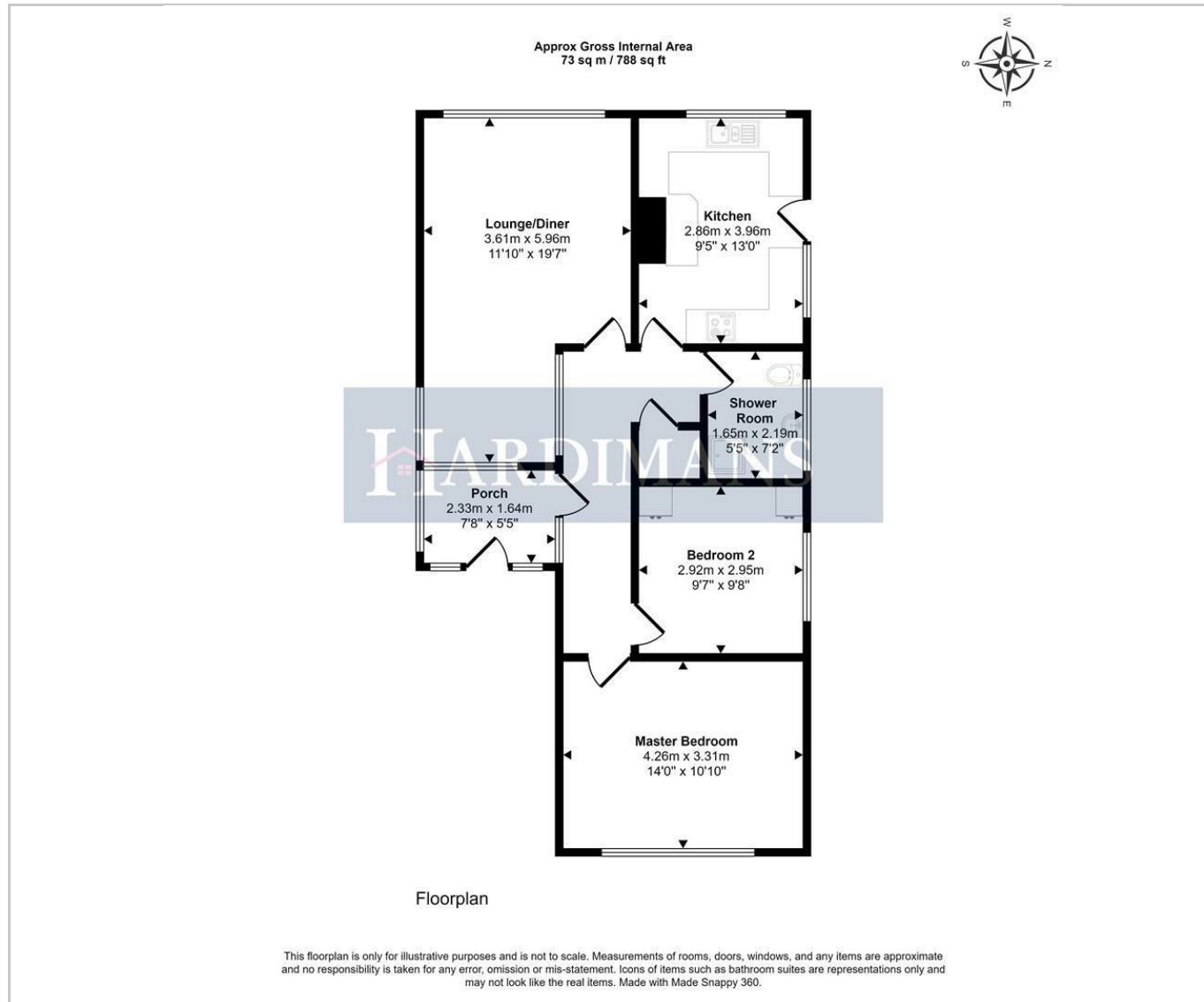




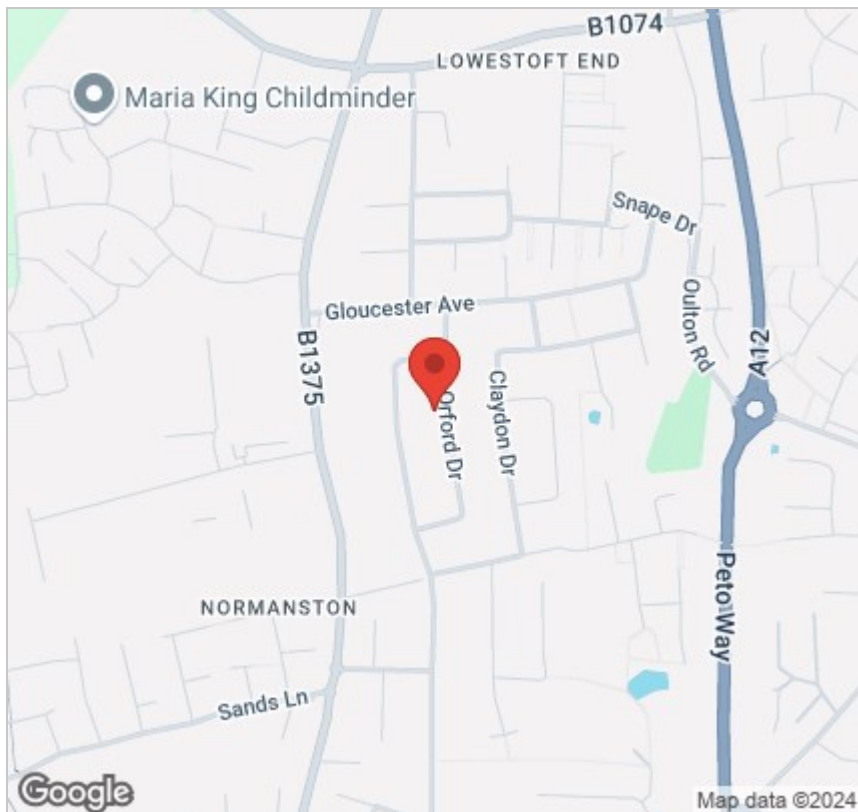
UPGRADED DESIGN FOR BATHROOM



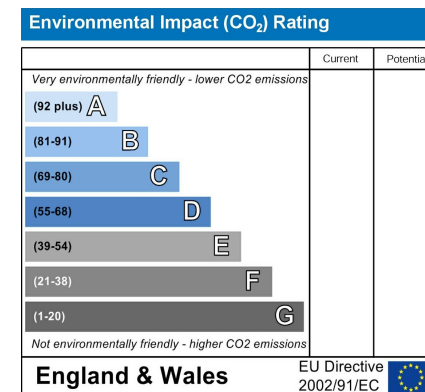
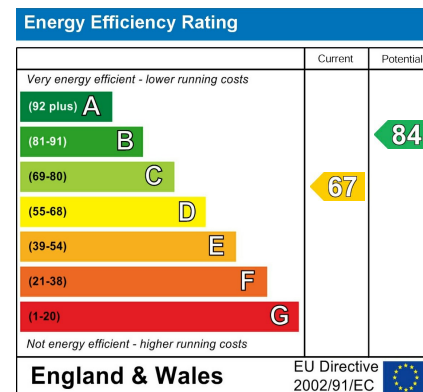
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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