

# HARDIMANS



**21 Broad Fleet Close**  
Oulton, Lowestoft, NR32 3RA  
**£249,500**

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## 21 Broad Fleet Close, Oulton, Lowestoft, Suffolk, NR32 3RA

Broad Fleet Close, Oulton, Lowestoft, this delightful 3-bedroom, 3-bathroom house is a true gem waiting to be discovered.

As you step inside, you'll be greeted by a spacious kitchen diner, perfect for hosting family gatherings or enjoying a quiet meal by yourself. The patio doors open up to the lovely west-facing gardens, where you can unwind and soak in the picturesque countryside views.

Venture upstairs to find a cosy lounge on the first floor, ideal for relaxing after a long day. The property boasts a convenient downstairs cloakroom, a first-floor bathroom, and a top-floor w.c. adjacent to the master bedroom, ensuring comfort and privacy for all residents.

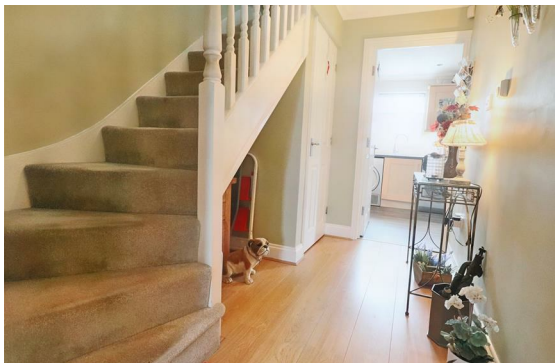
With parking for one vehicle in the integral garage and ample additional parking space, convenience is at your doorstep. The immaculate presentation of this 3-storey townhouse adds to its charm, making it a truly inviting place to call home.

Don't miss out on the opportunity to own this well-designed property in a highly sought-after development.

### Composite entrance door to:-

#### SPACIOUS ENTRANCE HALL

stairs to first floor, recessed area under, fitted cloaks cupboard providing ample hanging space, alarm control panel and central heating controls, laminate flooring, radiator.







**DOWNSTAIRS CLOAKROOM**

low level wc, pedestal washbasin, tiled splashbacks, radiator, upvc opaque glazed window.

**KITCHEN/DINER**

fitted in a range of maple wood effect fronted units, composite Franke sink, hot and cold mixer tap, recess and plumbing for automatic washing machine and space for tumble dryer, stainless steel 4 burner gas hob, oven/grill, concealed extractor, tiled splashbacks, fitted wall cupboards, one containing a Worcester gas combination boiler heating domestic hot water and radiator central heating system, integrated refrigerator and freezer with front decor panels, radiator, inset ceiling spot lighting, upvc double glazed window and double doors to rear patio and garden.

**STAIRS TO FIRST FLOOR AND LANDING**

radiator, built-in airing cupboard housing a Heatrae Sadia hot water storage tank, stairs to second floor.

**LOUNGE**

with upvc double glazed window, radiator, sky and tv point, telephone point.

**BEDROOM 2**

upvc double glazed window with rural views, radiator, tv and telephone points.

**BEDROOM 3**

upvc double glazed window enjoying rural views, radiator, tv point, laminate flooring.





## BATHROOM

with a shower bath, hot and cold shower mixer, shower screen, low level wc, pedestal washbasin, fully tiled walls, radiator, extractor fan, shaver point, upvc opaque glazed window.



## STAIRS TO SECOND FLOOR AND LANDING

## GOOD SIZE MASTER BEDROOM

with double aspect dormer windows, upvc double glazing, 2 radiators, tv and telephone points. Note: The rear dormer window provides lovely elevated countryside views.

## SEPARATE WC

with low level suite, vanity washbasin, tiled splashbacks, radiator, extractor fan.

## OUTSIDE

To the front, good size tarmac driveway providing more than ample car standing, side paved pathway and an attractive flower border, water tap. To the rear, attractive enclosed gardens with lawned areas, raised planters, well stocked flower and shrub borders, good size paved patio and pathway, external power points, courtesy lighting. The property enjoys a superb Westerly aspect.

## INTEGRAL GARAGE

16'4" x 8'8" (5.00 x 2.65) with ample power and light, fuse box and electric meters, up and over door, external courtesy lighting.

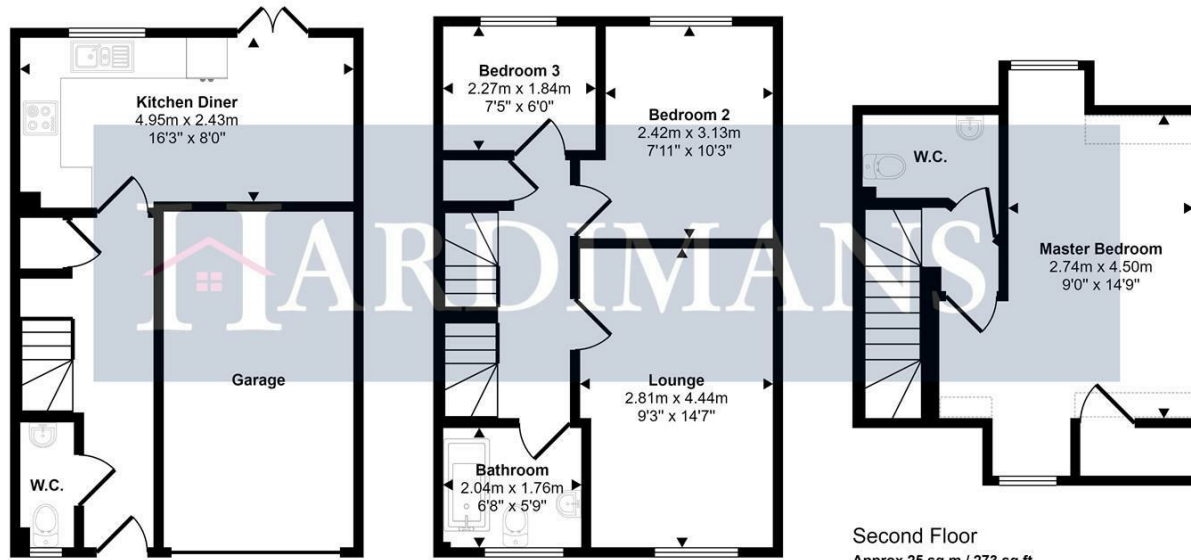
## COUNCIL TAX BAND 'B'





# Floor Plan


Approx Gross Internal Area  
100 sq m / 1081 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft

First Floor  
Approx 37 sq m / 402 sq ft

Second Floor  
Approx 25 sq m / 273 sq ft

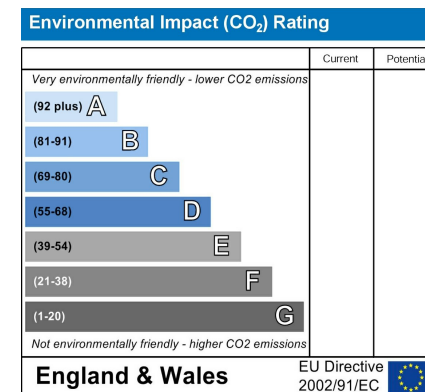
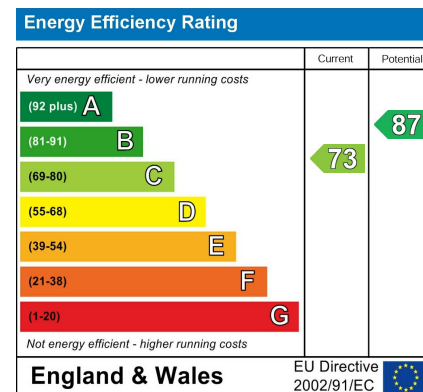
 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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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