

# HARDIMANS



**Tudor Cottage Wood Lane Camps Heath**  
Oulton, Lowestoft, NR32 5DP  
£425,000





## Tudor Cottage Wood Lane Camps Heath, Oulton, Lowestoft, Suffolk, NR32 5DP

Welcome to this charming detached bungalow located in the serene semi-rural setting of Camps Heath, Oulton, Lowestoft, with wonderful walks right on your doorstep. This property boasts three reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

As you step inside, you are greeted by a spacious lounge and kitchen, perfect for relaxing and entertaining guests. The large gardens surrounding the property offer a tranquil retreat, ideal for enjoying the outdoors and hosting gatherings.

One of the standout features of this property is its great potential to alter or extend, allowing you to customise the space to suit your needs and preferences. Whether you're looking to create additional living areas or enhance the existing layout, the possibilities are endless.

In addition, the property includes a generous parking area and sheds, providing convenient storage solutions for your belongings. This bungalow truly offers a blend of countryside charm and modern convenience, making it a wonderful place to call home.

Don't miss out on the opportunity to own this delightful property in Camps Heath. With its desirable location, spacious interiors, and potential for personalisation, this bungalow is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the possibilities that await you in this lovely home.

**UPVC oak effect door to:-**







### **ENTRANCE LOBBY**

upvc window, further glazed door to:-

### **PARTICULARLY SPACIOUS ENTRANCE HALL**

radiator, access to roof void.

### **MASTER BEDROOM**

with upvc window overlooking the front garden, radiator, 2 double fitted wardrobe cupboards, vanity unit, high level storage.



### **FAMILY BATHROOM**

cased bath, hot and cold, vanity washbasin, low level wc, shower cubicle with a Triton shower unit, tiled walls and radiator.

### **BEDROOM 2**

upvc double glazed window overlooking the rear garden, radiator.

### **BEDROOM 3**

upvc double glazed window overlooking the rear garden, radiator, fitted wardrobe cupboard, vanity unit, high level storage.



### **SPACIOUS LOUNGE**

with log burner (not used), upvc double glazed window overlooking the front garden, double radiator, patio doors to rear patio and garden, brick arched opening to:-

### **GOOD SIZE KITCHEN/DINER**

kitchen area fitted in a range of oak fronted units, sink unit with plumbing for automatic washing machine, 4 burner electric hob, oven/grill, double aspect windows with upvc double glazing, radiator, walk-in utility/pantry cupboard also housing a Worcester oil fired boiler, plumbing for washing machine.





## SECOND ENTRANCE HALL

with upvc double glazed door and side windows, built-in cloaks cupboard, built-in airing cupboard, foam lagged copper cylinder.

## INNER HALLWAY

tiled floor, door to rear garden, access to:-

## SEPARATE WC

low level suite, washbasin, extractor fan.

## LIVING ROOM/BEDROOM 4

3 windows, upvc double glazing, double radiator, double doors to conservatory.

## CONSERVATORY

of brick/upvc construction, poly carbonate roof, double doors to rear garden.

## OUTSIDE

To the front, particularly attractive gardens with lawned areas, 2 ornamental pine trees, brick retaining walls, wrought iron gates and driveway providing more than ample car standing and turning areas, shrub borders, pathway. To the side, extended tarmac driveway which leads right to the very end of the property to a granite stoned car standing and turning area, also a range of timber out buildings for general storage, (in need of attention). To the rear, attractive gardens, central lawned area, well stocked flower and shrub borders, vegetable plot, aluminium framed greenhouse, ornamental garden pond, adjacent to the property is a partly sunken paved patio providing an ideal sun trap.

## COUNCIL TAX BAND

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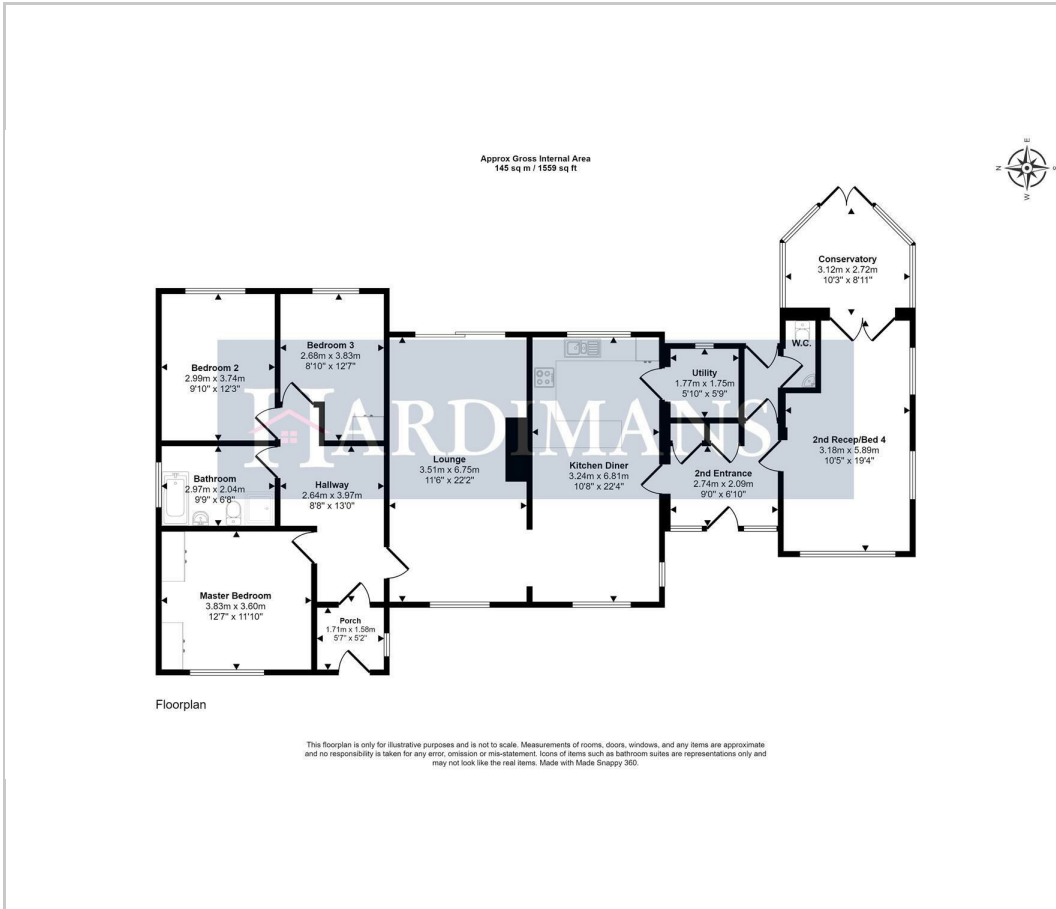








## Floor Plan



## Area Map

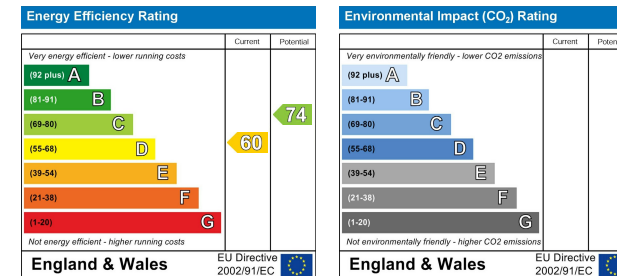


## Viewing

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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## Energy Efficiency Graph



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