

*Gorleston Road, Oulton Broad,
Lowestoft, NR32 3AF*

£221,000



- UPVC DOUBLE GLAZING
- EXTENDED TO THE FRONT AND REAR
- MODERN FITTED KITCHEN/DINING AREA
- LOVELY MATURE GARDENS
- 3 GOOD SIZE BEDROOMS

- GAS RADIATOR HEATING
- LARGE LIVING ROOM
- CONSERVATORY
- SINGLE GARAGE WITH NEW CORRUGATED METAL ROOF

GENERAL REMARKS

A spacious semi detached house extended to both the front and rear to provide an excellent family home. The property benefits from a large rectangular shaped living room, a modern fitted kitchen and a separate dining area. The vendor has also recently installed a downstairs cloakroom and there is a good size rear conservatory which pleasantly overlooks the mature gardens. The property is ideally located in a non estate position with nearby shops located at Gresham Avenue and a popular butchers/grocery shop on the corner of Gloucester Avenue. An out of town Aldi store is also located nearby.

ACCOMMODATION

UPVC DOUBLE GLAZED DOOR AND SIDE WINDOW TO

ENTRANCE HALL 8' 2" x 5' 10" (2.48m x 1.77m)
stairs to first floor, radiator.

EXTENDED AND SPACIOUS LOUNGE 16' 11" x 17' 0" (5.15m x 5.18m)
upvc double glazed picture window overlooking the front garden, vertical blinds, radiator, ornamental Adams style fireplace, tv point.

GOOD SIZE KITCHEN 15' 0" x 7' 6" (4.57m x 2.29m)
fitted in a range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine, electric cooker panel, tiled splashbacks, serving hatch, Baxi gas boiler heating domestic hot water and radiator heating system, double radiator, upvc double glazed window overlooking the rear garden.

DINING ROOM 12' 9" x 9' 0" (3.88m x 2.74m)
radiator, built-in understairs store cupboard with electric meters and fuse box, built-in airing cupboard, foam lagged copper cylinder.



DOWNSTAIRS CLOAKROOM 4' 11" x 3' 9" (1.49m x 1.14m)

low level wc, pedestal washbasin, hot and cold, tiled splashbacks, radiator, extractor fan.

SUN ROOM 8' 6" x 8' 0" (2.59m x 2.45m)

of brick and timber construction, door to rear garden.

STAIRS TO FIRST FLOOR AND LANDING

access to roof void.

BEDROOM 1 14' 3" x 9' 0" (4.35m x 2.74m)

upvc double glazed window, radiator, deep recessed shelving cupboard, additional shelved cupboard.

BEDROOM 2 11' 3" x 9' 9" (3.43m x 2.96m)

upvc double glazed window, radiator, built-in shelved cupboard.

BEDROOM 3 11' 0" x 7' 8" (3.35m x 2.34m)

upvc double glazed window, radiator.



FAMILY BATHROOM 9' 8" x 5' 5" (2.95m x 1.64m)

cased bath, hot and cold, thermostatic shower unit, shower screen, low level wc, washbasin, fully tiled walls, radiator, upvc opaque glazed window.

OUTSIDE

To the front, easy maintenance gardens with gravelled areas, established hedgerows, flower and shrub borders. To the side, extended driveway. To the rear, garage. Good size attractive gardens with 2 lawned areas, extensive colour paved patios and pathways, feature timber summer house, well stocked borders. Towards the end of the garden is a further timber garden store.

OVER SIZE GARAGE

of concrete sectional construction, upvc double glazed windows, double timber doors, power and light.



Viewing by arrangement with Hardimans Ref: HL00024384

Tenure: Freehold

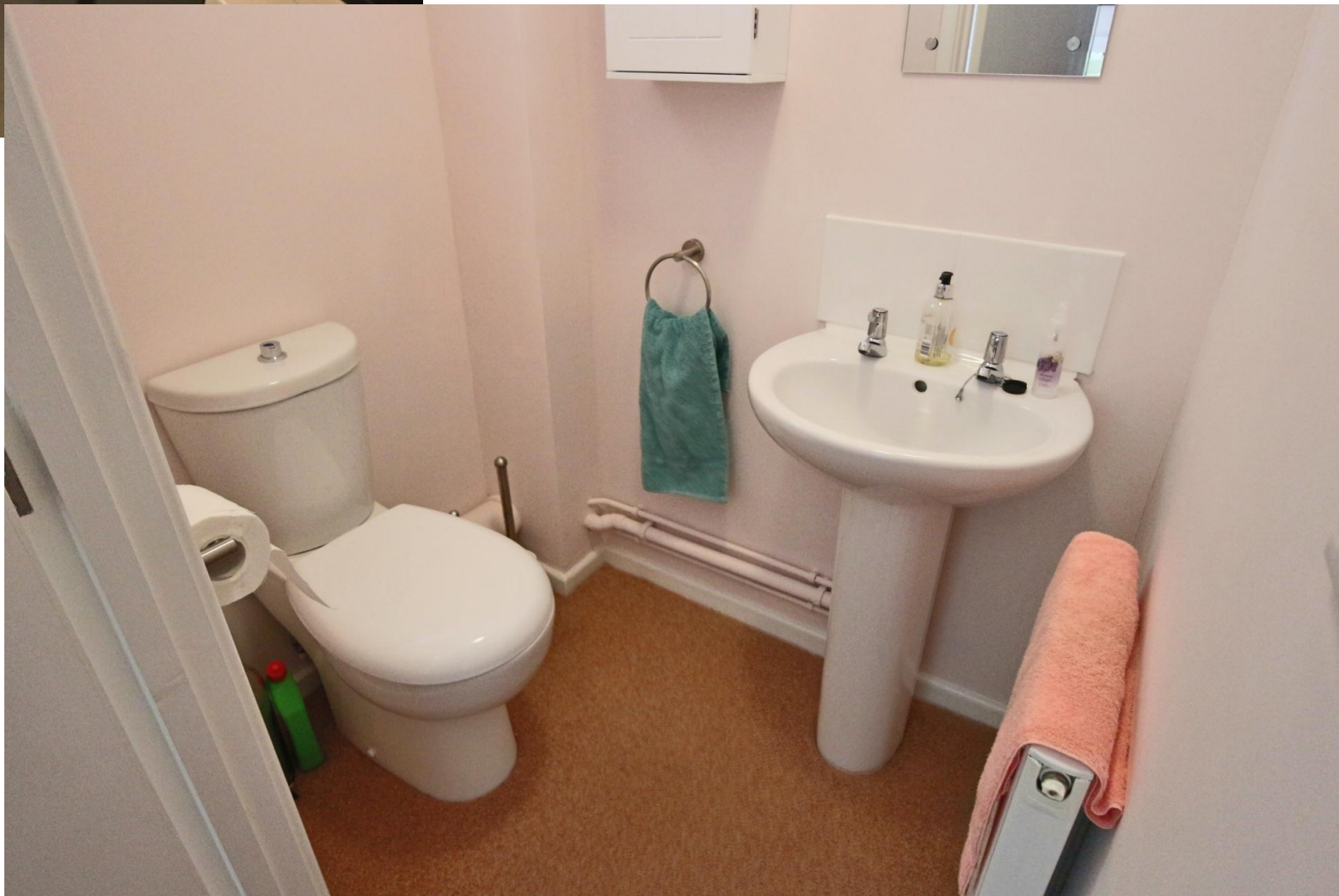
Council Tax Band: B

Energy Rating: C

















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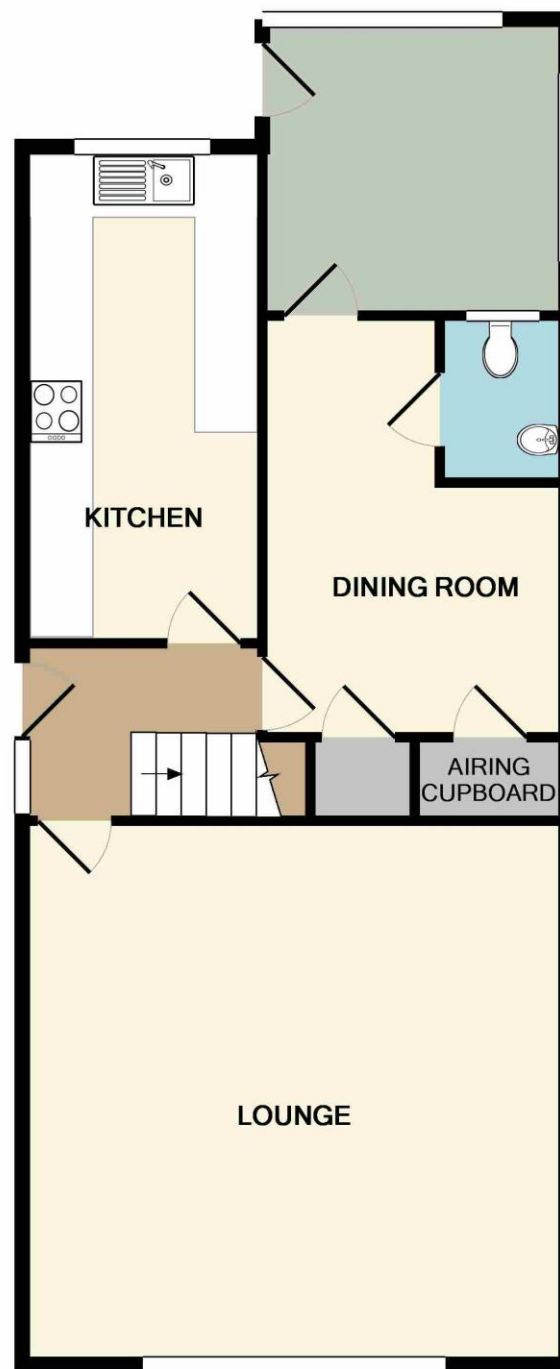
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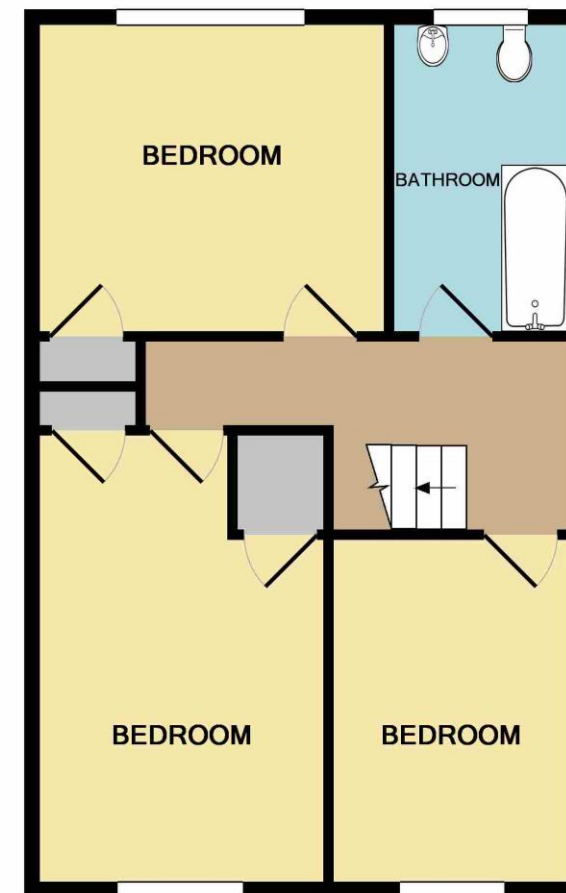
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GROUND FLOOR



1ST FLOOR

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