



Estate Agents  
Sales & Lettings  
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#### PROPERTY DESCRIPTION:

\*\*\*Too Good To Last\*\*\* Spacious family home with 3 double bedrooms situated in sought after North Oulton Broad.

- 3 Bedroom Spacious Family Home
- Lounge & Dining Areas
- Modern Kitchen & Bathroom

**Mutford Close, Oulton Broad**  
Lowestoft NR32 2QX

**Monthly Rental Of £895**

- Gas Heating To Radiators
- Double Glazing
- Enclosed Rear Garden



**Outside:**

**Front:**

Path, lawn

**Rear:**

Patio areas, lawn, raised flower bed, good size brick built store room, gated side access

**Council Tax Band: A**

**EPC: C73**

**ACCOMMODATION**

**Front Door To:**

**Entrance Hall:**

Tiled floor, storage cupboard, radiator

**Ground Floor Cloakroom:**

Low level W.C, wash hand basin with tiled splash back, double glazed window to front, extractor

**Dining Area: 12' 0" x 10' 4" (3.66m x 3.16m)**

Double glazed bow window to front, radiator, storage cupboard, laminate flooring, opening to:

**Lounge Area: 19' 3" x 12' 6" (5.88m x 3.81m)**

Double glazed window to rear, radiator, laminate flooring

**Kitchen: 15' 2" x 8' 0" (4.63m x 2.45m)**

Modern kitchen comprising: Sink and drainer with mixer tap and storage below, further range of eye and base units, work tops, range style cooker, integral fridge & freezer, space and plumbing for washing machine, room for further electrical appliance, tiled floor, part tiled walls, recessed spot lights, double glazed bow window to front, and door to rear

**Stairs To First Floor Landing:**

Cupboard housing boiler for gas heating to radiator and domestic hot water, loft access

**Bedroom 1: 13' 5" x 8' 11" (4.10m x 2.73m)**

Double glazed window to rear, laminate flooring, radiator

**Bedroom 2: 10' 6" x 10' 2" (3.19m x 3.10m)**

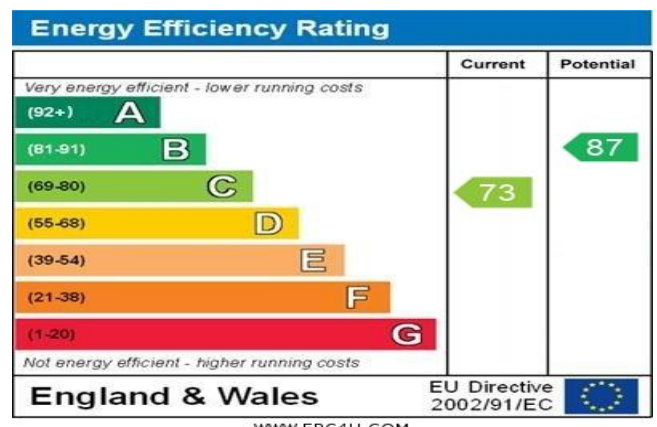
Double glazed window to rear, built in wardrobe, radiator

**Bedroom 3: 9' 5" x 8' 11" (2.87m x 2.72m)**

Double glazed window to front, radiator

**Family Bathroom:**

Modern family bathroom with panel enclosed bath with shower mixer tap, separate shower, level W.,C, pedestal wash hand basin, radiator, tiled floor, part tiled walls, recessed spot lights



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