

**Aldreds**  
Estate Agents



28 Hunton Road  
Oulton, Lowestoft, NR32 3QP  
Price Guide £290,000





## 28 Hunton Road

Oulton, Lowestoft, NR32 3QP

\*\*\* LARGE MODERN DETACHED BUNGALOW \*\*\* OPEN PLAN KITCHEN DINER \* LARGE LOUNGE \* 3 WCs \* 2 BATHROOMS \* 3 BEDROOMS \* PRIVATE SOUTH FACING GARDEN \* DOUBLE WIDTH DRIVEWAY \* INTEGRAL GARAGE \* GREAT LOCATION \*\*\* VIEWING ADVISED \*\*\*

Aldreds are delighted to offer this modern three bedroomed detached bungalow situated in this very desirable North Oulton Broad Location, this is a rare opportunity to purchase a Persimmon Homes built detached bungalow with versatile spacious accommodation including an L-shaped entrance hall, cloakroom, spacious lounge, open plan kitchen diner, family bathroom and three good size bedrooms, master with en-suite shower room. There is also the advantage of a larger than average South facing and very private garden to the rear with a double width driveway and integral garage. There is the advantage of quality fitted floor coverings and tasteful decorations throughout, with all local amenities within walking distance including the Oulton Broad National Park. Modern built bungalows in this desirable location rarely become available and an early viewing is strongly recommended.

### L-Shaped Entrance Hall

With luxury vinyl flooring, power points, radiator, sealed unit double glazed entrance door, two full length cloak cupboards, flat plastered ceiling, loft access leading to an insulated loft space.

### Cloakroom

Vinyl flooring cloakroom suite comprising of a low level WC, pedestal sink, tiled splash backs, radiator, uPVC window.

### Lounge

14'10" x 13'9" (4.52 x 4.19 (4.53 x 4.18))

Fitted carpet, flat plastered ceiling, TV points, power points, fireplace with inset living flame electric fire, radiator, UPVC patio doors leading out to the rear garden.

### Kitchen Diner

10'10" x 14'7" (3.30 x 4.45 (3.31 x 4.44))

Vinyl flooring, quality fitted kitchen with extended roll top work surfaces, integral appliances including dishwasher, washing machine, fridge and freezer, along with stainless steel double oven, matching ceramic hob, stainless steel splash back and extraction cooker hood. Double stainless steel sink with single drainer, power points, radiator, TV point, ample space for family sized dining table and chairs. Flat plastered ceiling with inset spot lighting and door leading out to the rear garden.

### Bedroom 1

12'8" x 10'7" (3.86 x 3.23 (3.85 x 3.22))

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points, TV point.







### En-suite Shower Room

With vinyl flooring, double fully tiled shower cubicle with sliding glass screen doors, pedestal sink, low level WC, radiator, uPVC window, extractor fan, flat plastered ceiling and spot lighting.

### Bedroom 2

9'3" x 12'4" (2.82 x 3.76 (2.83 x 3.75))

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.

### Bedroom 3

8'2" x 7'11" (2.49 x 2.41)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.

### Family Bathroom

Vinyl flooring, white quality fitted bathroom suite comprising of a paneled bath with shower mixer tap, low level WC, pedestal sink, tiled splash backs, extractor fan, flat plastered ceiling, uPVC window and radiator.

### Outside to the Rear

Very well sized and non-overlooked rear garden which is laid to lawn with a large patio seating area, a range of fruit trees and shrubs, timber and felt workshop/shed, all enclosed by high timber fencing.

### Outside to the Front

Open planned front garden which is laid to lawned borders with double width driveway providing ample off road parking leading to integral garage with up and over door, power points and lighting.



## Floor Plan



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

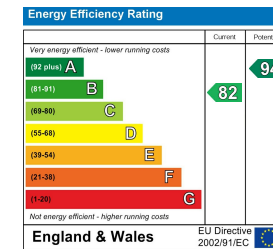
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## Area Map



## Energy Efficiency Graph



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