

**Aldreds**  
Estate Agents



77 Elm Tree Road, South Oulton Broad, Lowestoft, NR33 9ES

Offers Over £270,000



2



1



3



D



Offers Over £270,000

# 77 Elm Tree Road

South Oulton Broad, Lowestoft, NR33 9ES

- Immaculate Presentation
- Sought After Location
- Beautiful Gardens
- Open Plan Kitchen/Dining Room
- Very Well Extended
- Quality Fixtures & Fittings
- Close to All Amenities
- Driveway & Garage
- 3 Reception Rooms
- EPC Rating 'D'

\*\*\* SIMPLY IMMACULATE THROUGHOUT \*\*\* DETACHED BUNGALOW WITH 3 RECEPTION AREAS \* OPEN PLAN KITCHEN DAY ROOM \* BEAUTIFUL GARDENS SET BACK FROM THE ROAD \* GARAGE AND DRIVEWAY \* SUPERB BUNGALOW READY TO MOVE IN \*\*\* EARLY VIEWING ADVISED \*\*\*Aldreds are pleased to offer this stunning detached bungalow situated on the fringe of South Oulton Broad and Carlton Colville, just a short walk to all local amenities. Immaculately presented throughout. The versatile accommodation includes 3 reception rooms including separate dining area opening to a modern, spacious kitchen with integrated appliances, 2 double bedrooms and a family bathroom. Benefits include modern gas central heating and uPVC sealed unit double glazing. Outside there are front, side and rear gardens with driveway to side leading to garage. Early viewing is strongly recommended to appreciate the high quality of finish this property has to offer.



## Entrance Porch

Fitted carpet, uPVC entrance door,

## Entrance Hall

Fitted carpet, coved ceiling, radiator. power points, loft access leading to insulated loft space.

## Lounge 20'8" x 15'8" (6.30 x 4.78 (6.311 x 4.764))

Fitted carpet, coved ceiling, bay uPVC window to front aspect, uPVC window to side aspect, radiator, power points, tv point.

## Sitting Room 10'1" x 7'6" (3.07 x 2.29 (3.083 x 2.296))

Fitted carpet, coved ceiling, radiator, power points, tv point, opening to:-

## Dining Area 10'5" x 6'8" (3.18 x 2.03 (3.179 x 2.04))

Fitted carpet, flat plastered and coved ceiling, inset spot lights, uPVC sliding patio doors to rear garden, radiator,.





### **Kitchen Area 17'3" x 9'7" (5.26 x 2.92 (5.27 x 2.929))**

Tiled effect laminate flooring, range of fitted white gloss kitchen units with roll top work surfaces, integrated NEF electric oven with matching ceramic hob with chimney style extractor over, integrated microwave, plumbing for washing machine and dishwasher, space for tumble dryer, integrated fridge and freezer, stainless steel sink and drainer with mixer tap, tiled splashbacks, triple aspect uPVC windows, power points tv point, flat plastered ceiling, inset spot lights.

### **Bedroom 1 13'0" x 11'8" (3.96 x 3.56 (3.959 x 3.567))**

Fitted carpet, flat plastered and coved ceiling, radiator, power points, tv point, uPVC window to side aspect. Quality Fitted Wardrobes.

### **Bedroom 2 12'9" x 10'1" (3.89 x 3.07)**

Fitted carpet, flat plastered and coved ceiling, uPVC window to front aspect, radiator, power points, tv point. Fitted Wardrobes

### **Directions**

From the Lowestoft office head south over the Bascule Bridge, at the Asda roundabout take the second exit, at the next roundabout take the second exit into Tom Crisp Way, continue into Carlton Colville, at the Carlton Colville roundabout take the fourth exit into Elm Tree Road where the property can be found on the right hand side.



## Bathroom

Vinyl flooring, white suite comprising double sized tiled shower cubicle, hand wash basin in vanity unit, low level WC with enclosed cistern, white gloss wall units, tiled walls, extractor fan, radiator, mirror with inbuilt LED lighting.

## Outside

To the front of property there is a good size corner plot laid to lawn with flower and shrubs borders enclosed by private high fencing with side driveway providing off road parking leading to garage, the garage has an up and over door and benefits from power and light. To the rear of the property there is a brick weave garden and paved patio area, timber summerhouse, timber workshop, side service door to garage, enclosed with high fencing.

## Tenure

Freehold.

## Services

Mains water, electric, gas, drainage.

## Council Tax

East Suffolk (Waveney) Council - Band 'C'

## Location

Oulton Broad is a stunning location with easy access to the Norfolk Broads and Broadside walk ways and parks. Oulton Broad offers a good selection of local shops and Restaurants along with 2 railway stations with direct trains to Norwich & Ipswich with links to London. Lowestoft and Pakefield beaches are also within walking distance.

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Ref: L12090/06/21

## Tenure And Services

Freehold

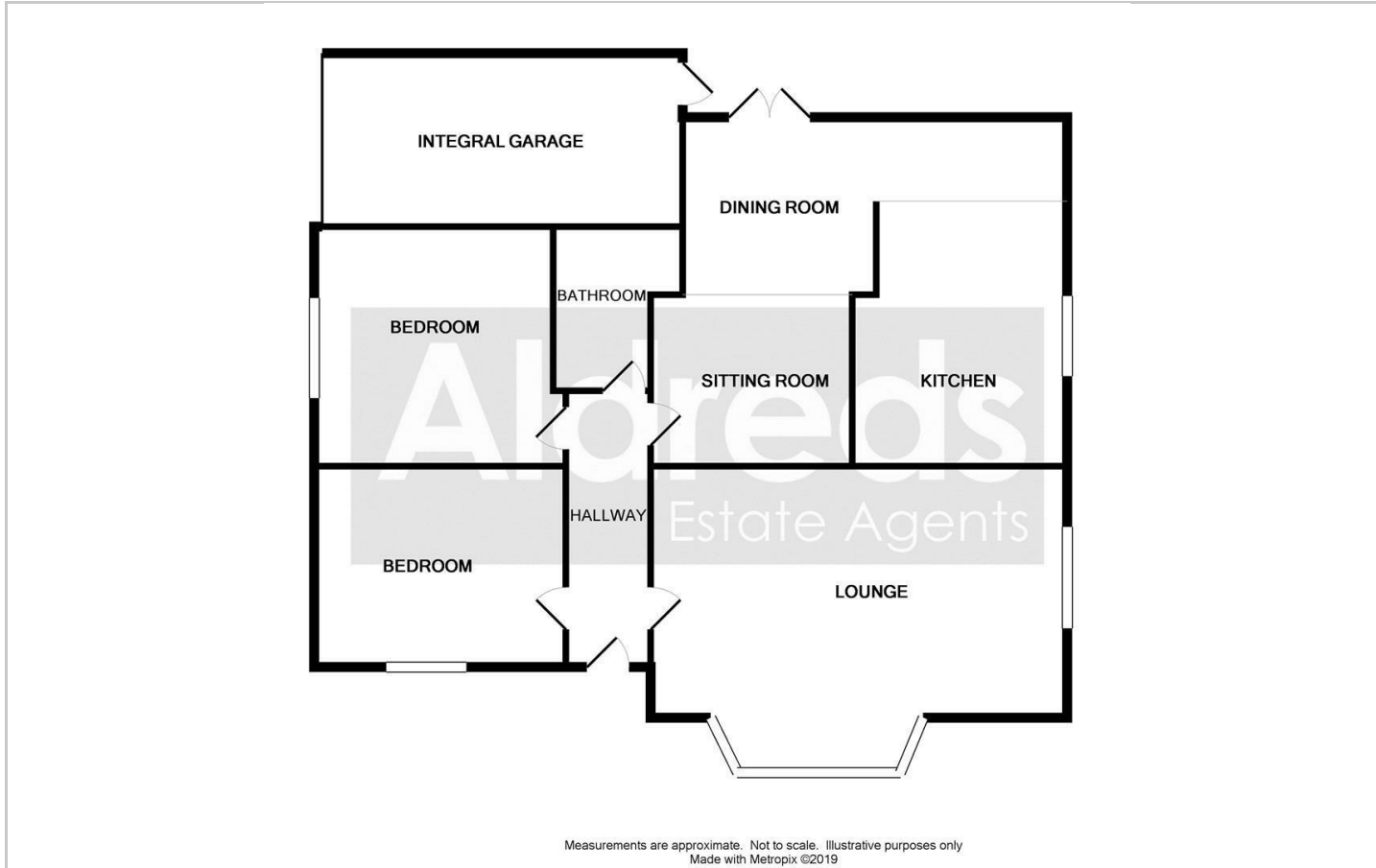
Council Tax Band C

Mains Water And Drainage

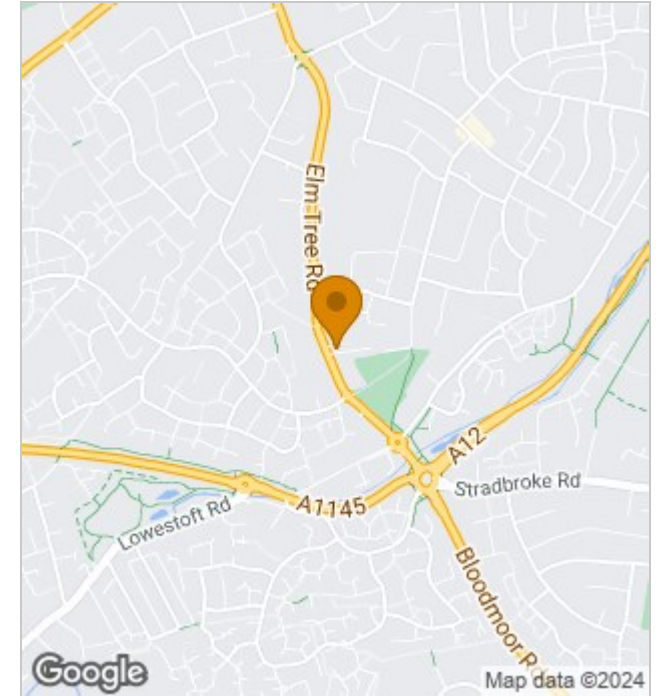
Mains Electricity And Gas

Note - This property has had knotweed treatment on the boundary edge in the past the reports are now clear of knotweed ( Reports On File )

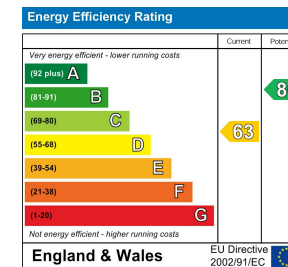
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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