



73 Oulton Street

Oulton Village, Lowestoft, NR32 3BA

Guide Price £150,000-£170,000



Guide Price £150,000-£170,000 - Aldreds are delighted to offer this immaculately presented and very well modernised 3 bedroomed home situated in this very desirable Oulton Village location. The spacious family accommodation includes 2 reception rooms, modern kitchen and modern ground floor bathroom. To first floor there is a small landing and 3 good sized bedrooms. There is also the advantage of spacious rear garden with patio seating area, substantially built workshop. Features also include gas fired central heating & Upvc windows. A property that is quite simply ready to move in and an early viewing is strongly recommended.



Lounge 10'9" x 10'5" (3.3 x 3.2)

Laminate flooring, Upvc window & entrance door, power points, radiator, feature fireplace, T.V point.

Inner Hallway

Laminate flooring, stairs leading off to the first floor.

Dining Room 11'6" x 10'9" (3.51 x 3.3)

Laminate flooring, Upvc window, radiator, power points, full length under stair storage cupboard, recessed fireplace with timber mantle, free standing burner, feature wood panelling.

Kitchen 10'0" x 6'7" (3.05 x 2.03)

Modern timber effect flooring, full range of modern white fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, tiled splash backs, inset stainless steel oven with four burner ceramic hob, spot lighting, under unit lighting, Upvc windows, power points.

Rear Lobby

Modern timber effect flooring, radiator, Upvc door leading to rear garden.

Bathroom

Modern white bathroom suite comprising of vanity sink unit, low level W.C, over sized shower cubicle, tiled walls, radiator, vinyl flooring, Upvc window.

First Floor

Small landing with fitted carpet.

Bedroom 1 11'5" x 10'9" (3.5 x 3.3)

Fitted carpet, Upvc window, radiator, power points.

Bedroom 2 10'9" x 10'5" (3.3 x 3.2)

Fitted carpet, Upvc window, radiator, power points, door leading to bedroom 3.

Bedroom 3 10'2" x 6'6" (3.1 x 2.0)

Fitted carpet, Upvc window, power points, radiator.

Services & Tenure

Freehold
Council Tax Band - A
Mains Gas Electricity and Drainage

Outside To The Front

There is an enclosed front garden with timber decked pathways.

Outside To The Rear

There is a generous sized lawned garden with large patio seating area, substantially built timber and felt workshop with a full range of power points and lighting, pedestrian access leading to front.

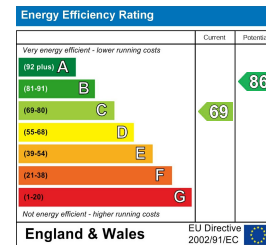
Area Map



Floor Plans



Energy Efficiency Graph



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