

**Aldreds**  
Estate Agents



300 Normanston Drive  
Oulton Broad, Lowestoft, NR32 2PS  
£300,000





## 300 Normanston Drive

Oulton Broad, Lowestoft, NR32

Aldreds are delighted to offer this spacious detached chalet bungalow situated in this very desirable North Oulton Broad location. The spacious living accommodation includes a wide entrance hall, spacious lounge, open plan kitchen/diner, family bathroom with separate W.C, 2 further ground floor reception rooms which could both be used as bedrooms or extra sitting rooms. To the first floor there is a landing, 2 double bedrooms and a spacious W.C, (W.C does potentially offer space for a shower cubicle). There are also the benefits of sealed unit double glazed windows and gas fired central heating system. The outside of the property offers long driveway which widens to provide off road parking for a variety of vehicles and leads to a double brick built garage with electric operating door. The generous rear gardens are laid to lawn with a private rear and side aspect. Outstanding value for money. Some improvement works required. Early viewing is strongly recommended.

### Porch

Tiled Flooring & Entrance Door

### Wide Entrance Hall

Fitted carpet, glazed entrance door, galleried staircase off to the first floor, radiator, under stair recess.

### Lounge

16'9" x 12'1" (5.13 x 3.70)

Fitted carpet, double aspect sealed unit double glazed windows including a walk in bay window, radiator, power points, fireplace, T.V point.

### Dining Room

16'11" x 11'9" (5.18 x 3.6)

Fitted carpet, double aspect sealed unit double glazed windows including a glazed door leading to the rear garden, radiator, power points.

### Bedroom 3

7'10" x 12'3" (2.41 x 3.74)

Fitted carpet, range of fitted wardrobes, radiator, power points, sealed unit double glazed window walk in bay window.

### Kitchen/Diner

11'2" x 16'2" (3.42 x 4.94 )

Tiled effect vinyl flooring, full range of solid timber fitted kitchen units, extended roll top work surfaces, stainless steel sink with single drainer, extractor fan, tiled splash backs, power points, recess for white goods, full length boiler cupboard housing gas central heating boiler, radiator, ample space for family size dining table and chairs, full length storage cupboard.







### Lobby

sealed unit double glazed window, radiator. door to rear garden

### Separate W.C

Tiled effect vinyl flooring, low level W.C, half tiled walls, sealed unit double glazed window.

### Family Bathroom

Fitted flooring, white suite comprising of a panel bath with shower mixer tap, pedestal sink, part tiled walls, sealed unit double glazed window, extractor fan, towel rail, radiator.

### First Floor

Wide landing with fitted carpet, 2 eaves storage cupboards.

### Bedroom 1

11'3" x 11'0" (3.43 x 3.37)

Fitted carpet, double aspect sealed unit double glazed windows, power points, radiator.

### Bedroom 2

10'0" x 10'10" (3.05 x 3.32)

Fitted carpet, double aspect sealed unit double glazed window, eaves storage cupboard, power points, radiator.

### Toilet

Fitted flooring, suite comprising low level W.C, vanity sink unit, radiator, eaves storage cupboard, sealed unit diamond shaped double glazed window.

### Tenure And Services

Mains Gas Electric And Drainage

Council Tax Band B

Freehold

### Outside To The Front

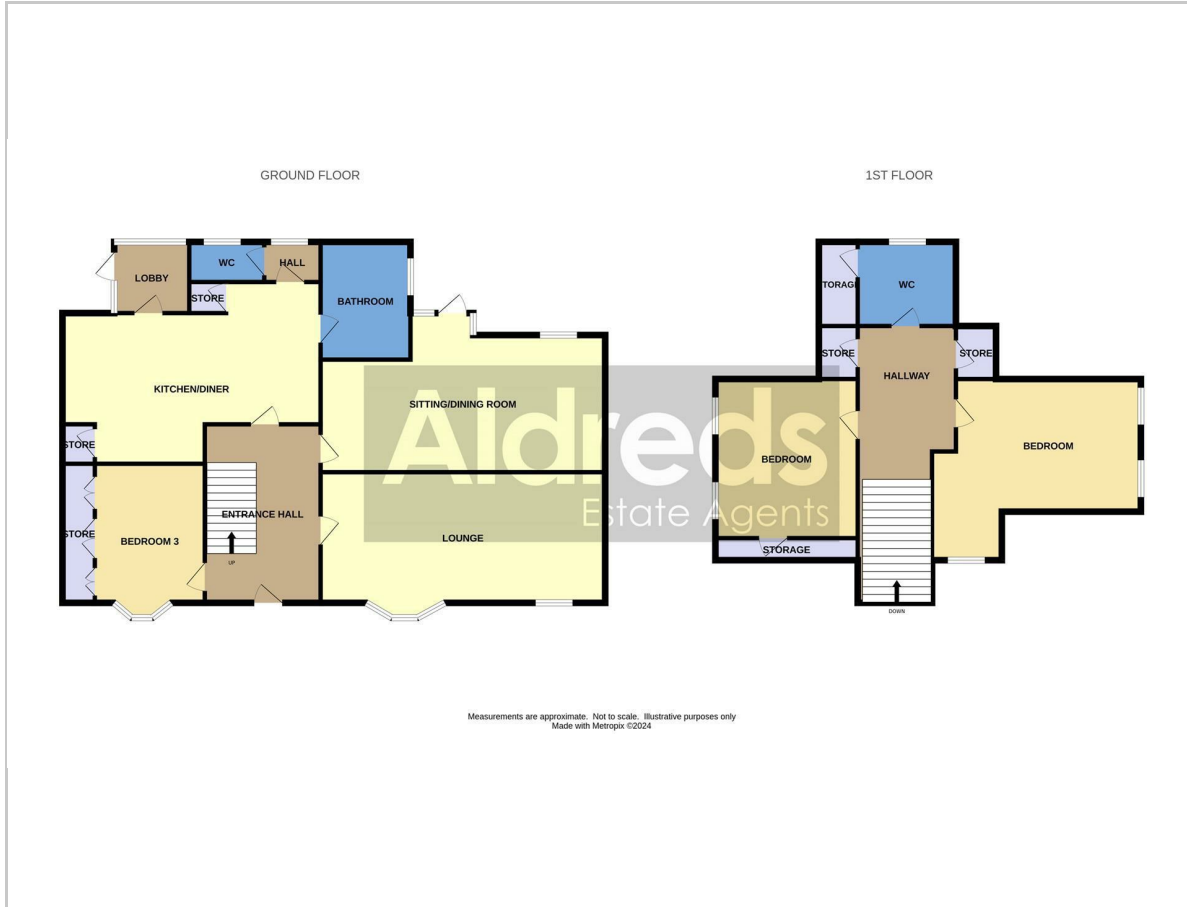
There is an enclosed front garden, a range of flower and stone borders with a long driveway leading to a detached brick built double garage with electric operating door, power points and lighting. The rear of the driveway widens to off road parking for a variety of leisure vehicles.

### Outside To The Rear

There is a patio seating area with generous lawned garden area, mature trees and shrubs, with a range of specimen trees and shrub borders. Very private rear and side aspect, all enclosed by high hedges and fencing.



## 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

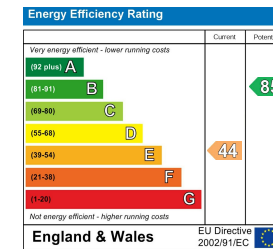
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## Area Map



## Energy Efficiency Graph



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