

Aldreds
Estate Agents



18 The Trossachs

Oulton Broad, Lowestoft, NR32 3HP

Asking Price £250,000



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Aldreds are delighted to offer this spacious 3 bedroomed detached bungalow situated in this very desirable North Oulton Broad location being within walking distance of the Broads National Park, Oulton Marsh Walks and railway station with direct links to Norwich city centre. The versatile spacious accommodation includes a wide entrance hall, spacious lounge, large kitchen/breakfast room which leads into the conservatory, 3 bedrooms and a shower room. To the outside front there is a driveway providing ample off road parking leading to a detached brick built garage and to the rear there is a enclosed lawned garden with a non overlooked with rear and side aspects. There are also benefits from gas fired central heating and Upvc double glazed windows. All in all a very spacious bungalow offering outstanding value for money and early viewing is strongly recommended.

Wide Entrance Hall

Fitted carpet, double aspect Upvc windows, Upvc entrance door, radiator, power points, loft access leading in to insulated loft space, 2 full length storage cupboards.

Lounge

18'0" x 12'6" (5.50 x 3.83)

Fitted carpet, double aspect Upvc windows, radiator, power points, coved ceiling, T.V point.

Kitchen/Breakfast Room

12'4" x 9'8" (3.77 x 2.97)

Tiled effect vinyl flooring, full range of white gloss fitted kitchen units, extended work surfaces, tiled splash backs, power points, double poly carbonate sink with single drainer, integral dishwasher, eye level electric oven, four burner gas hob, enclosed extraction cooker hood, recess for fridge/freezer, central breakfast bar, Upvc window, Upvc door leading out to the conservatory.

Conservatory

7'2" x 20'11" (2.2 x 6.39)

Ceramic tiled flooring, pitched poly carbonate roof, large aspect Upvc windows, power points, double Upvc patio style doors leading out to the rear garden.





Master Bedroom

13'8" x 10'11" (4.19 x 3.33)

Fitted carpet, Upvc window, power points, full range of fitted wardrobes and drawers, radiator, double doors leading to the conservatory.

Bedroom 2

13'8" x 10'8" (4.18 x 3.27)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

Bedroom 3

7'10" x 7'5" (2.39 x 2.28)

Tiled flooring, radiator, Upvc window, power points, range of fitted wardrobes.

Family Shower Room

Tiled flooring, double fully tiled shower cubicle, pedestal sink, low level W.C, Upvc window, radiator, tiled splash back, inset spot lighting, extractor fan.

Services And Tenure

Council Tax Band - C

Mains Gas Electric And Drainage

Freehold



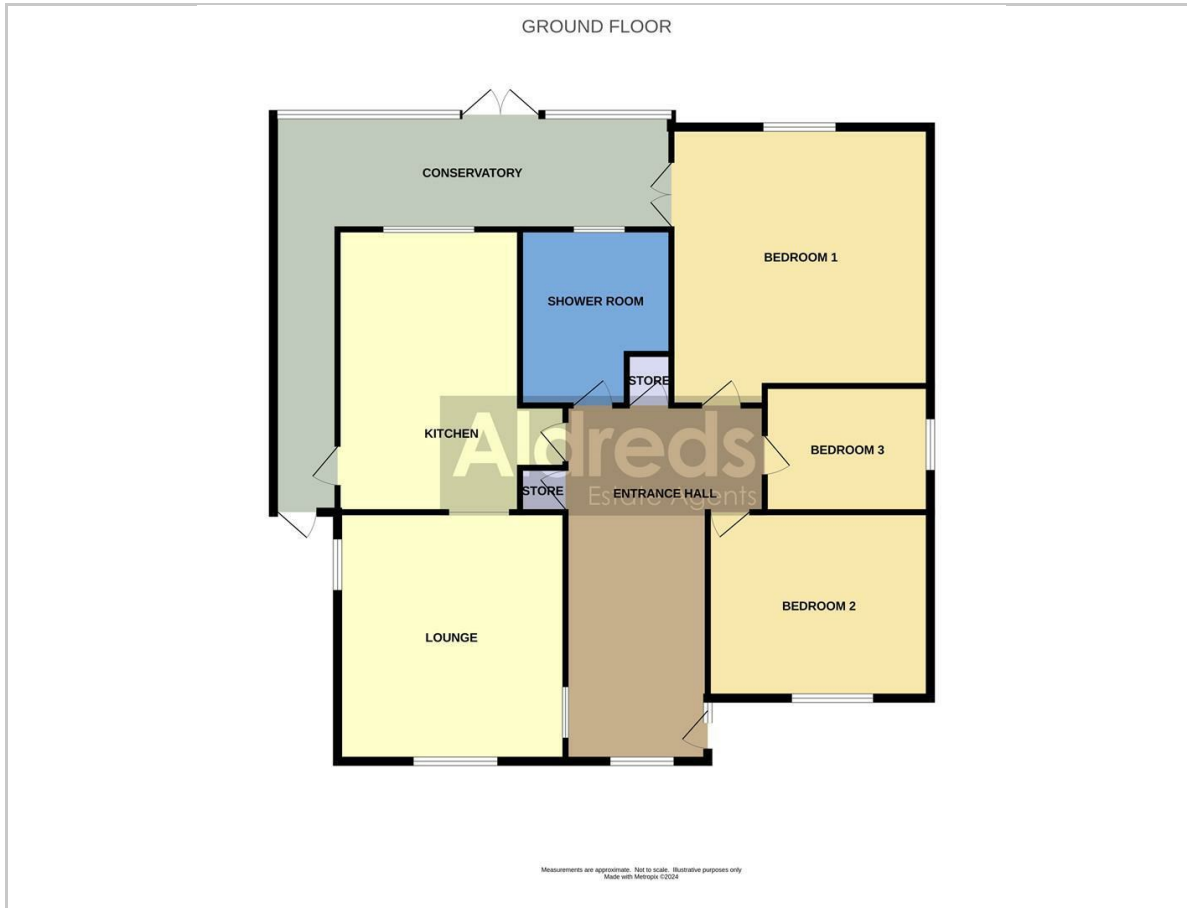
Outside To The Front

There is a open plan lawned garden with concrete driveway providing ample off road parking leading to a detached brick built garage with up and over door, power points and lighting.

Outside To The Rear

There is a fully enclosed spacious lawned garden with a full range of flower and shrub borders, central fruit trees, greenhouse,, Garden Shed, 2 patio seating areas, Gardens are enclosed by high fencing with side access leading to front driveway. There is a non over looked side and rear aspect.

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

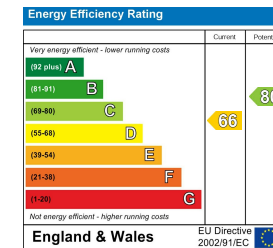
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Area Map



Energy Efficiency Graph



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