

**Aldreds**  
Estate Agents



148 Colville Road  
Oulton Broad, Lowestoft, NR33 9QZ  
Offers Over £300,000



## 148 Colville Road

Oulton Broad, Lowestoft, NR33 9QZ

Aldreds are delighted to offer this amazing, fully refurbished linked semi detached property. In this sought after South Oulton Broad location with great shops and public transport links close by. Offering extremely versatile accommodation featuring 5 bedrooms, 4 double bedrooms 1 with its own en-suite + single bedroom, 3 newly installed bathrooms, newly installed large kitchen/diner, utility room, separate front living room, new internal doors/skirtings/architraves, new floor coverings including LVT, fully rewired, newly decorated throughout, freshly landscaped south facing rear garden, freshly landscaped front garden with off road parking for multiple vehicles. Benefiting from the unique feature of having a large bedroom downstairs, with shower room next to it, offers the opportunity to be used as an integrated annexe for anyone requiring a bit more privacy, while remaining part of the main residence.

### Wide Entrance Hall

LVT flooring, double aspect Upvc windows, radiator, power points, galleried staircase off to the first floor, under stair storage cupboard.

### Lounge 11'10" x 13'5" (3.62 x 4.11)

Fitted carpet, flat plastered & coved ceiling, radiator, Upvc window, power points, feature fireplace.

### Kitchen/Diner 18'11" x 17'10" (max) (5.79 x 5.45 (max))

LVT flooring, full range of quality fitted kitchen units, extended timber work surfaces, built in double electric oven with matching four burner gas hob, glass splash back, extraction cooker hood, power points, double aspect Upvc windows including sliding Upvc patio doors leading to the rear garden, flat plastered ceiling with inset spot lighting, radiator, ample space for family size dining table and chairs or sofas if used as a day room, stainless steel sink with single drainer, recess and plumbing for a dishwasher.

### Utility Room

LVT flooring, full length larder unit, recess for white goods and extended work surface. Upvc window, radiator, flat plastered ceiling, inset spot lighting.

### Inner Hallway

Double fitted cupboard housing the electric meter.

### Ground Floor Shower Room

Timber effect vinyl flooring, modern quality shower suite comprising of a corner shower cubicle enclosed by curved glass screen doors, low level W.C, vanity sink unit.

### Bedroom 5 12'5" x 8'5" (3.8 x 2.57)

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

### Agents Note

Please note the utility room, ground floor shower room and bedroom 5 would be ideal as a self contained annexe if required.

### First Floor

Full sized central galleried landing, power points, loft access leading to insulated loft space, full length storage cupboard housing the modern combination boiler.





### Bedroom 1 10'5" x 13'4" (3.2 x 4.07)

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

### En-Suite Shower Room

Timber effect vinyl flooring, shower suite comprising shower cubicle enclosed by folding glass screen door, low level W.C, vanity sink unit, spot lighting, extractor fan.

### Bedroom 2 10'10" x 9'2" (3.32 x 2.8)

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

### Bedroom 3 9'2" x 13'7" (2.8 x 4.15)

Fitted carpet, flat plastered ceiling, radiator, power points, Upvc window, 2 built in double storage cupboards.

### Bedroom 4 8'9" x 6'10" (2.67 x 2.09)

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

### Family Bathroom/Shower Room

Timber effect vinyl flooring, Quality newly fitted shower and bathroom suite comprising of a panel bath, double width shower cubicle, low level W.C, vanity sink unit, Upvc window, full length heated towel rail, storage cupboard.

### Tenure And Services

Freehold  
Mains Gas Electric and Drains  
Council Tax Band - C

### Outside To The Front

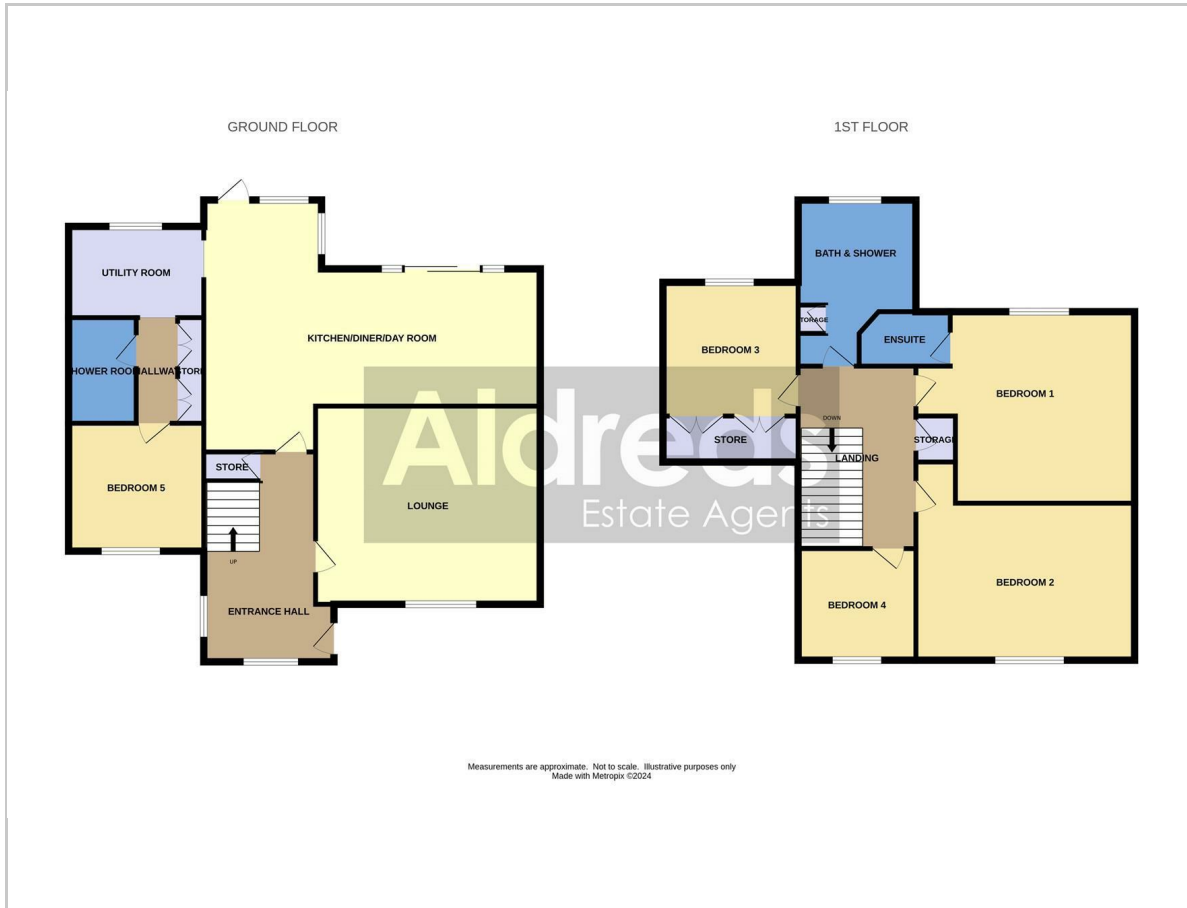
There is a beautifully presented open planned front garden which is laid to lawn, concrete double width driveway providing parking for 3 plus cars or leisure vehicles, enclosed by low timber fencing.

### Outside To The Rear

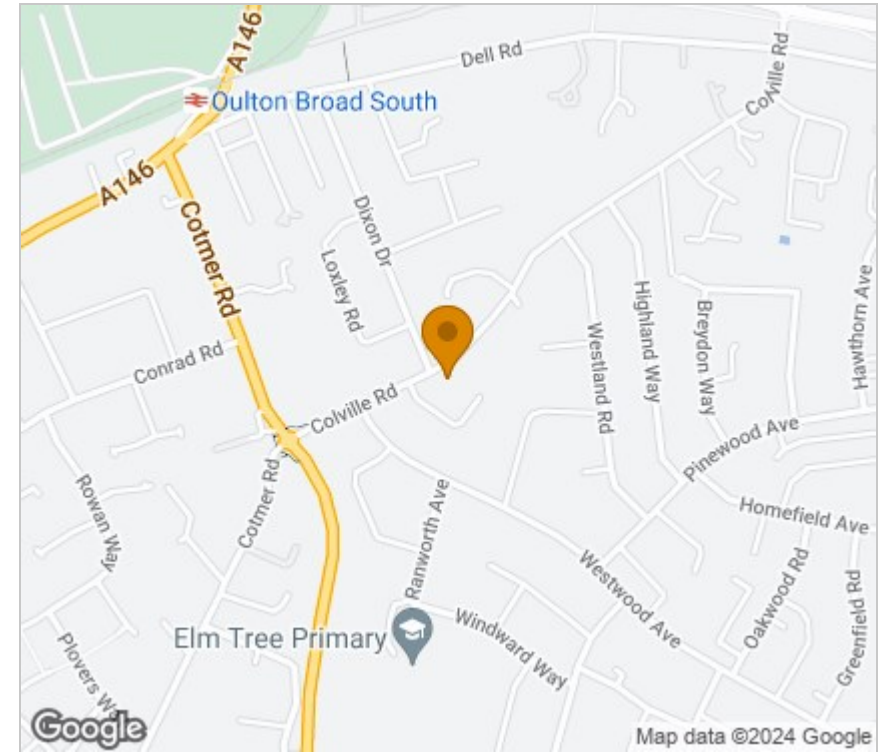
There is a fully enclosed lawned garden with patio seating area, hard standing for a shed/summer house, enclosed by high fencing, pedestrian rear access leading to front.



## Floor Plan



## Area Map



## Viewing

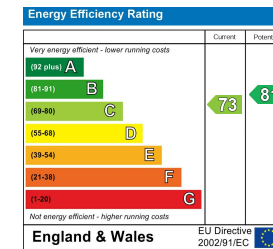
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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