

**Aldreds**  
Estate Agents



10 Kittiwake Close

South Oulton Broad, Lowestoft, NR33 8PR

£262,000



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## 10 Kittiwake Close

South Oulton Broad, Lowestoft, NR33 8PR

A delightful 3 bedroomed detached property situated in this very desirable South Oulton Broad location with easy access to Oulton Broad National Park and within a short walk to Carlton Marshes Nature Reserve. This versatile home offers spacious accommodation including a large open plan lounge/diner, kitchen, ground floor bedroom/2nd reception room, along with a ground floor bathroom. On the first floor there are 2 double bedrooms and ample storage in the eaves storage cupboards. To the outside front there is a generous frontage with long drive way providing ample off road parking that leads to a detached brick garage and to the rear there is a spacious and well maintained enclosed lawned garden. The property does require some basic updating works but offers outstanding value for money. An early viewing is strongly recommended.

### Wide Entrance Hall

Galleried staircase off to the first floor, under stair recess, 2 x full length storage cupboards, telephone socket, radiator.

### Lounge/Diner

11'2" x 23'9" (max) (3.41 x 7.24 (max))

Fitted carpet, coved ceiling, double aspect windows including patio doors leading out to the back garden. power points, T.V point, radiators, fireplace with electric living flame fire.

### Kitchen

8'2" x 9'1" (2.51 x 2.77)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, round bowl stainless steel sink with matching draining board, power points, tiled splash backs, recess for white goods, full length pantry cupboard, Upvc window, Upvc door leading to rear garden, radiator.

### Bedroom 3

9'3" x 12'1" (2.82 x 3.7)

Fitted carpet, Radiator, Upvc window, power points, storage cupboard.





### Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, fully tiled walls, radiator, Upvc window.

### First Floor

Small landing with fitted carpet and door leading to eaves storage space.

### Bedroom 1

11'5" x 11'3" (3.48 x 3.43)

Fitted carpet, Upvc window, radiator, power points.

### Bedroom 2

9'8" x 11'5" (2.95 x 3.48)

Fitted carpet, Upvc window, power points, radiator, full length airing cupboard, range of fitted wardrobes.



### Tenure And Services

Freehold

Council Tax Band - C

Mains Gas Electric And Drains

### Outside To The Front

There is a lawned garden with concrete drive way providing ample off road parking that leads to a detached brick built garage with up and over door, power points and lighting.



### Outside To The Rear

There is a beautifully presented and private lawned garden with a non overlooked side and rear aspect, range of flower and shrub borders, enclosed by high fencing, patio seating area, gate leading to front driveway.

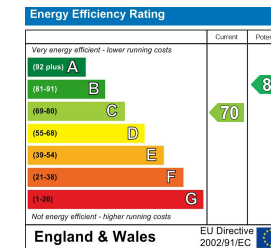
## Floor Plan



## Area Map



## Energy Efficiency 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.

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