

Aldreds
Estate Agents



69 Claydon Drive
Oulton Broad, Lowestoft, NR32 3DZ

Asking Price £280,000



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Aldreds are delighted to offer this very well extended 3 bedroom detached property situated in the very desirable North Oulton Broad location. The spacious accommodation includes an entrance hall, ground floor cloakroom/WC, large lounge, spacious kitchen/breakfast room leading in to the open plan dining room with patio doors leading to garden along with a rear hallway leading into integral garage. The first floor offers 3 good sized bedrooms all leading off landing and a family bathroom. The property also benefits gas fired central heating and majority uPVC double glazing. To the front there is a large driveway and garage offering ample off road parking. To the rear there is a well presented south facing lawned garden. The property is presented to a good standard throughout Some basic updating works would be beneficial. Family homes in this location rarely become available being within walking distance of local amenities and Oulton Broad national park. Early Viewing is strongly recommended. ** NO CHAIN **

Entrance Hall

Laminate flooring, Upvc entrance door, large aspect Upvc windows, radiator, stairs off to first floor.

Cloakroom

Marley tiled flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, half tiled walls, radiator, Upvc window.

Lounge

17'10" x 10'4" (5.45 x 3.16)

Fitted carpet, Upvc bay window, T.V point, power points, radiator, tiled fireplace with inset living flame fire.

Kitchen/Breakfast Room

18'8" x 9'6" (5.71 x 2.9)

Ceramic tiled flooring, range of solid timber fitted kitchen units with extended work surfaces, poly carbonate double sink with single drainer, eye level Bosch electric oven, four burner electric hob, built in deep fat fryer, enclosed extraction cooker hood, power points, tiled splash backs, recess for white goods, double aspect Upvc windows, wide opening leading to the dining room.

Open Plan Dining Room

11'8" x 19'5" (3.58 x 5.94)

Wide opening leading in to the kitchen/breakfast room, fitted carpet, radiator, power points, T.V point, living flame gas fire, large aspect Upvc windows with double Upvc patio doors leading to rear garden.





Rear Hallway

Ceramic tiled flooring, external doors leading to the front driveway and to the rear garden as well as a private access door leading to the garage.

First Floor

There is a landing with fitted carpet, radiator, Upvc window, loft access leading to insulated loft space.

Bedroom 1

10'6" x 10'11" (3.22 x 3.35)

Fitted carpet, Upvc window, radiator, power points, fitted wardrobe.

Bedroom 2

12'7" x 7'7" (3.84 x 2.32)

Fitted carpet, sealed unit double glazed window, radiator, power points, double fitted wardrobe.

Bedroom 3

11'0" x 6'7" (3.37 x 2.01)

Fitted carpet, power points, radiator, Upvc window, full length fitted wardrobe.



Shower Room

Tiled effect laminate flooring, modern shower suite comprising of a double length fully tiled shower cubicle, pedestal sink, low level W.C, fully tiled walls, double aspect Upvc windows, radiator, shaver socket.

Services & Tenure

Tenure - Freehold

Mains Gas, Water, Electric & Drainage

Council Tax Band - C



Outside To The Front

There is a beautifully presented lawned garden with double width drive way providing ample off road parking for a variety of vehicles leading to an integral brick built garage with up and over door, power points and lighting.

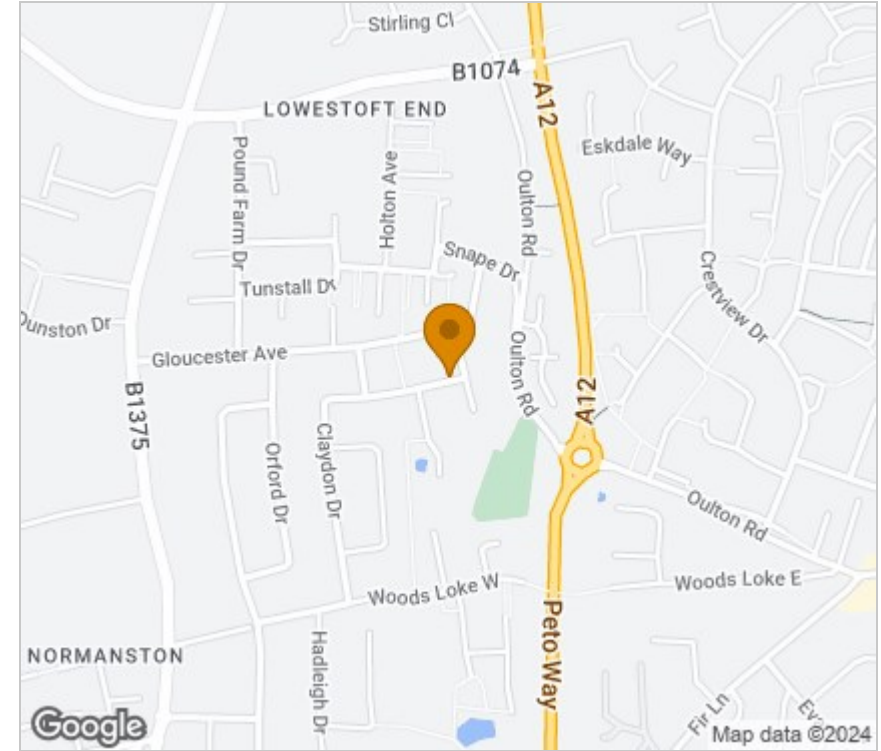
Outside To The Rear

There is a lawned garden with large rear patio seating area, substantially brick built outbuilding, timber and felt summerhouse, flower and shrub borders, side access leading to front drive way. All enclosed by high fencing.

Floor Plan



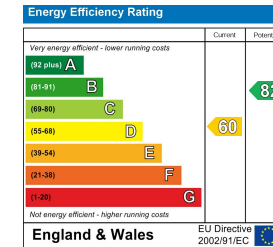
Area Map



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.

Energy Efficiency Graph



Disclaimer

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