



Aldreds
Estate Agents

5 Kestrel Green

Oulton Broad, Lowestoft, NR33 8PG

Asking Price £220,000



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Aldreds are delighted to offer this 3 bedroomed modern family home situated in this very desirable South Oulton Broad location. This superb home is presented to an immaculate style throughout and offers a flexible and versatile accommodation including an entrance porch, wide entrance hall, spacious lounge, open plan kitchen/diner, ground floor bedroom, along with a modern shower room and rear porchway. To the first floor there are 2 further double bedrooms. There are also the benefits of Upvc double glazing, gas fired central heating and quality fixtures and fittings throughout. There are beautifully lawned gardens along with a drive way and garage. This really is a property that offers outstanding value for money and early viewing is strongly recommended.

Entrance Porch

Upvc entrance door, large aspect windows.

Wide Entrance Hall

Laminate flooring, galleried staircase off to the first floor, under stair storage cupboard.

Lounge

10'9" x 14'10" (3.29 x 4.54)

Laminate flooring, flat plastered ceiling, radiator, large aspect Upvc window, power points, T.V point, inset fireplace, wide opening leading to the kitchen/diner.

Bedroom 3/Dining Room

7'10" x 8'9" (2.40 x 2.68)

Laminate flooring, flat plastered ceiling, Upvc window, radiator, power points.

Kitchen/Diner

9'4" x 11'8" (2.87 x 3.56)

Laminate flooring, full range of modern quality fitted kitchen units, extended work surfaces, double composite sink with single drainer, tiled splash backs, Upvc window, recess and plumbing for washing machine, flat plastered ceiling, built in electric oven, four burner electric hob, extraction cooker hood, radiator, integral fridge & freezer, wide opening leading through to lounge.





Shower Room

Ceramic tiled flooring, modern fitted shower suite comprising of a full length double shower cubicle, aqua board splash backs, low level W.C with enclosed cistern, vanity sink unit, part tiled walls, full length heated towel rail.

Rear Lobby/Utility Room

Tiled effect vinyl flooring, fitted base unit, recess for tumble dryer, extended work surfaces, Upvc door & window.

First Floor

Central Landing with fitted carpet, loft access leading to insulated loft space.

Bedroom 2

11'1" x 11'9" (3.39 x 3.59)

Fitted carpet, flat plastered ceiling, power points, Upvc window, radiator, full length walk in storage cupboard,

Bedroom 1

9'4" x 16'6" (2.86 x 5.03)

Fitted carpet, Upvc window, power points, radiator, full length walk in cupboard housing the modern energy efficient combination boiler.

Outside

Outside to the front there is a beautifully presented open plan lawned garden with patio footpath leading to front door with a range of shrub borders.

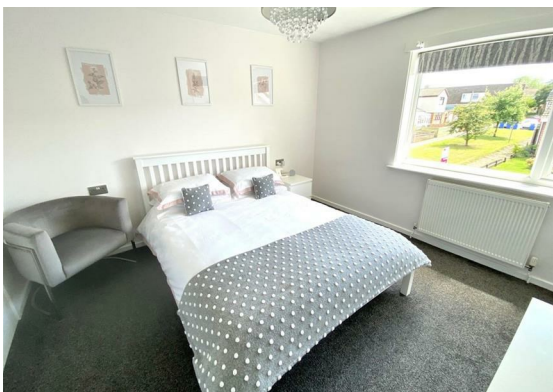
Outside to the rear there is a beautifully presented lawned garden with raised flower and shrub borders, recently installed decked footpath and seating area, 2 x timber and felt garden sheds, rear driveway and brick built garage providing ample off road parking. The garage has power points and lighting.

Tenure And Services

Council Tax Band - B

Freehold

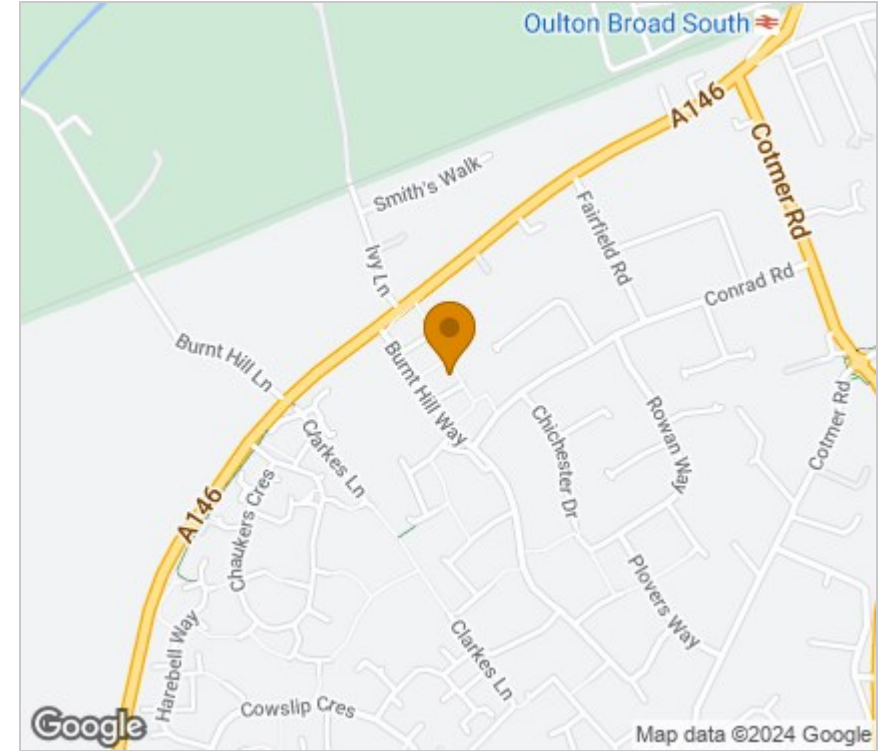
Mains Electric Gas And Drainage



Floor Plan



Area Map



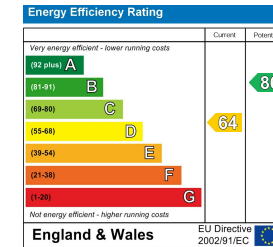
Viewing

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

Disclaimer

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Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA