

Aldreds
Estate Agents



2 Osprey Green

Oulton Broad, Lowestoft, NR33 8PQ

Offers Over £245,000



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Aldreds are pleased to offer this superb 4 double bed roomed modern family home situated in this desirable South Oulton Broad location. The versatile family accommodation includes an entrance porch, entrance hall, large living room, modern fitted kitchen, ground floor double bedroom/formal dining room, modern shower room. To the first floor there are 3 double bedrooms all leading off the central landing. To the outside rear there is a beautiful lawned garden with rear driveway and garage providing ample off road parking. There are also the benefits of gas fired central heating, Upvc double glazing and tasteful decoration throughout. This immaculate home really needs to be viewed to be fully appreciated. This offers outstanding value for money and an early viewing is strongly advised.

Entrance Porch

Laminate flooring, Upvc entrance door.

Wide Entrance Hall

Laminate flooring, galleried staircase off to the first floor, radiator, Upvc door leading to the rear lobby.

Lounge

10'6" x 14'9" (3.22 x 4.50)

Fitted carpet, coved ceiling, Upvc window, power points, radiator, T.V point.

Kitchen

9'7" x 11'9" (2.93 x 3.60)

Laminate flooring, range of modern fitted kitchen units, extended timber effect work surfaces, double stainless sink with single drainer, tiled splash backs, power points, recess for white goods, radiator, full length airing cupboard, plumbing for washing machine, Upvc window, spot lighting.

Dining Room/Bedroom 4

7'9" x 14'2" (2.38 x 4.34)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point.

Family Shower Room

Tiled effect vinyl flooring, modern shower suite comprising of a double length shower cubicle enclosed by curved glass screen doors, aqua board splash backs, vanity sink unit, low level W.C, Upvc window.





Rear Lobby

Laminate flooring, large aspect Upvc window, wall mounted energy efficient boiler, Upvc door leading out to the rear garden.

First Floor

There is a central landing with a fitted carpet, loft access leading to insulated loft space.

Bedroom 1

10'9" x 11'7" (3.29 x 3.55)

Fitted carpet, coved ceiling, Upvc window, power points, radiator, full length walk in storage cupboard.

Bedroom 2

11'4" x 9'4" (3.46 x 2.85)

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

Bedroom 3

9'7" x 10'11" (2.94 x 3.35)

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

Outside

Outside to the front there is a beautifully presented front garden which is laid to ornamental slate, enclosed by low level timber fencing.

Outside to the rear there is a well presented lawned garden with patio seating area and patio footpaths leading to a timber and felt garden shed, further to the rear there is a brick build garage providing off road parking with an up and over door, power points and lighting.

Tenure And Services

Freehold

Council Tax Band - B

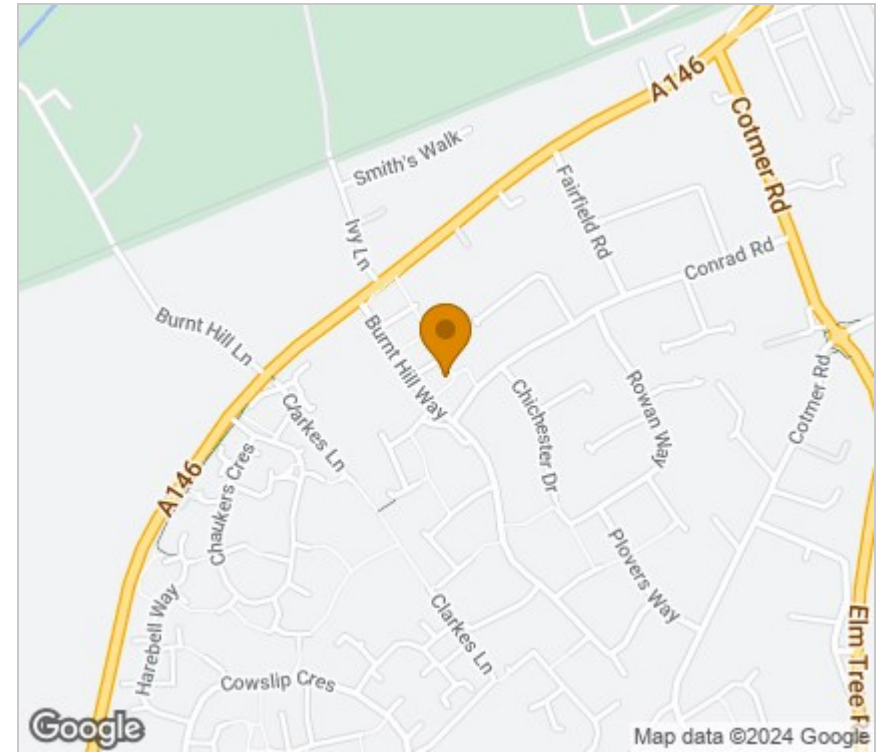
Mains Electric Gas And Water



Floor Plan



Area Map



Viewing

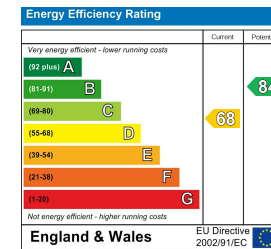
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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