

Aldreds
Estate Agents



5 Fairfield Drive

Oulton Broad, Lowestoft, NR33 8QG

Asking Price £320,000



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Aldreds are delighted to offer this sizable 3 bedroomed detached bungalow in this very desirable cul de sac location within South Oulton Broad. Located brilliantly being within walking distance of Carlton Marshes and Oulton Broad's National Park. The current owners have improved the property to a good standard and the spacious versatile accommodation includes a wide entrance hall, spacious L-shaped lounge, large open plan kitchen/diner, 3 good size bedrooms and a family shower room. The outside is truly amazing with a spacious frontage and long driveway which extends through to the rear of the property via double timber gates. This provides parking for ample vehicles or boats, caravans etc which all leads to a double length brick built garage. There is also a large rear garden. The benefits also include gas fired central heating and sealed unit double glazing. If your on the market for a spacious bungalow viewing is strongly recommended.

### Entrance Porch

Laminate flooring, Upvc entrance door, radiator.

### L-Shaped Wide Entrance Hall

Fitted carpet, coved ceiling, radiator, loft access leading to insulated loft space, full length storage/cloak cupboard.

### Lounge

10'10" x 15'10" (l-shaped max) (3.32 x 4.85 (l-shaped max))

Fitted carpet, double aspect sealed unit double glazed windows, T.V point, power points, radiators, coved ceiling.

### Kitchen/Diner

17'1" x 13'11" (5.23 x 4.26)

Laminate flooring, coved ceiling, full range of fitted kitchen units, extended work surfaces, tiled splash backs, power points, built in electric oven and four burner ceramic hob, enclosed extraction cooker hood, recess for white goods including plumbing for washing machine, double aspect sealed unit double glazed windows, ample space for family size dining table and chairs, full length storage cupboard, Upvc door leading to rear garden.







### Bedroom 1 11'5" x 9'10" (3.49 x 3.01)

Fitted carpet, coved ceiling, power points, radiator, T.V point, full range of fitted wardrobes with sliding doors.

### Bedroom 3 9'0" x 11'5" (2.76 x 3.50)

Fitted carpet, coved ceiling, power points, radiator, sealed unit double glazed window, T.V point.

### Bedroom 2 11'6" x 9'3" (3.53 x 2.82)

Fitted carpet, coved ceiling, power points, radiator, sealed unit double glazed window, T.V point.

### Shower Room

Ceramic tiled flooring, modern shower suite comprising of a over size corner shower cubicle with aqua board splash back, vanity sink unit with tiled splash backs, low level W.C, radiator, extractor fan, inset spot lighting, sealed unit double glazed window.



### Tenure And Services

Mains Gas Electric And Drainage

Council Tax Band - C

Freehold

### Outside To The Front

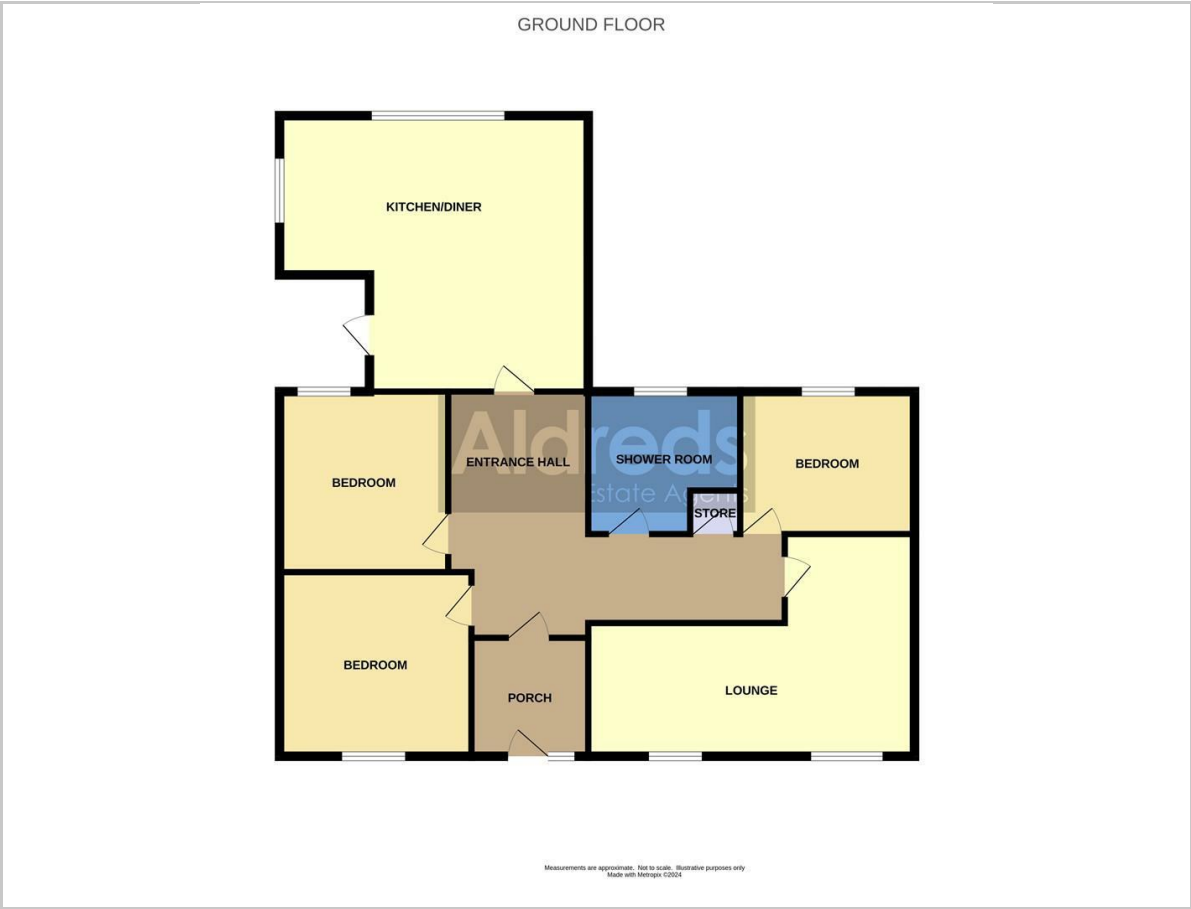
There is a large frontage providing ample off road parking with brick weave driveway enclosed by low level brick walls the drive way extends to the rear leading to a double length brick built garage with up and over door, power points and lighting.



### Outside To The Rear

There is a sizeable lawned garden with large patio seating area housing the hot tub ( Included in the sale ) timber and felt summer house, timber and felt garden shed, range of flower and shrub borders, enclosed by high brick walls and fencing. There is a further rear garden area enclosed via gates and fencing used for the greenhouse and storage.

Floor Plan

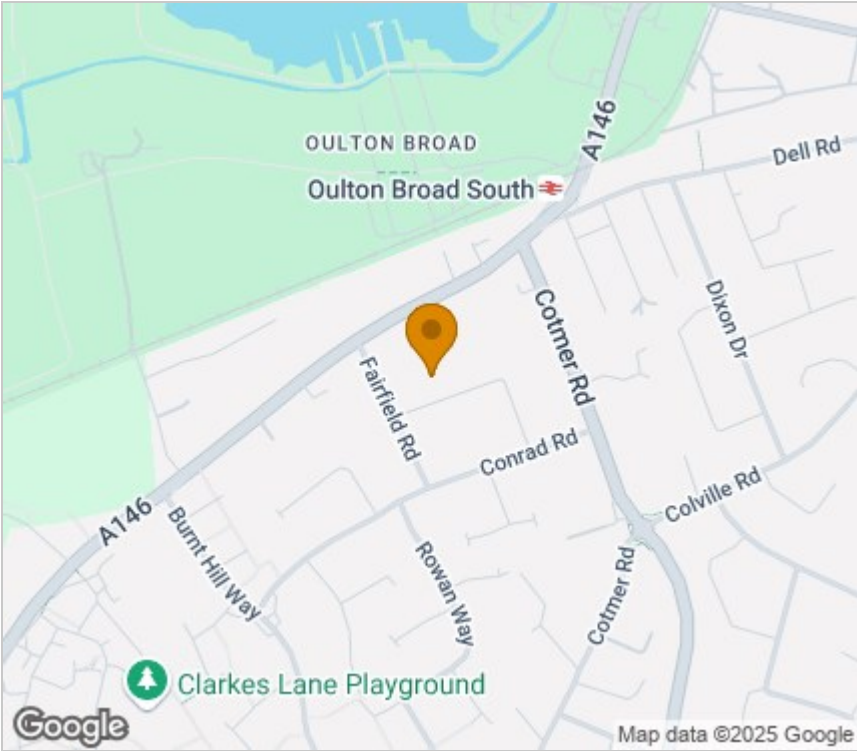


Viewing

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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Area Map



Energy Efficiency Graph

