

Aldreds
Estate Agents



262 Normanston Drive
Oulton Broad, Lowestoft, NR32 2PS
Asking Price £399,000



262 Normanston Drive

Oulton Broad, Lowestoft, NR32 2PS

*** HOUSE AND BUILDING PLOT *** Aldreds are delighted to offer this substantial detached home along with the garden which has planning permission to build an executive modern detached bungalow. A fantastic opportunity for an individual or developer. Situated in this very desirable North Oulton Broad location being within walking distance of the Broads National Park and railway station with direct links to Norwich City Centre. We would recommend an early viewing to see the full potential of this unique development and the details Granted planning permission can be seen on the East Suffolk Council website. Planning number is DC/22/0650/FUL.

The Property

The property comprises of an extensive 3 bedroomed detached home with planning permission granted to increase the size and value of the property. The planning number is DC/22/0650/FUL

The Land

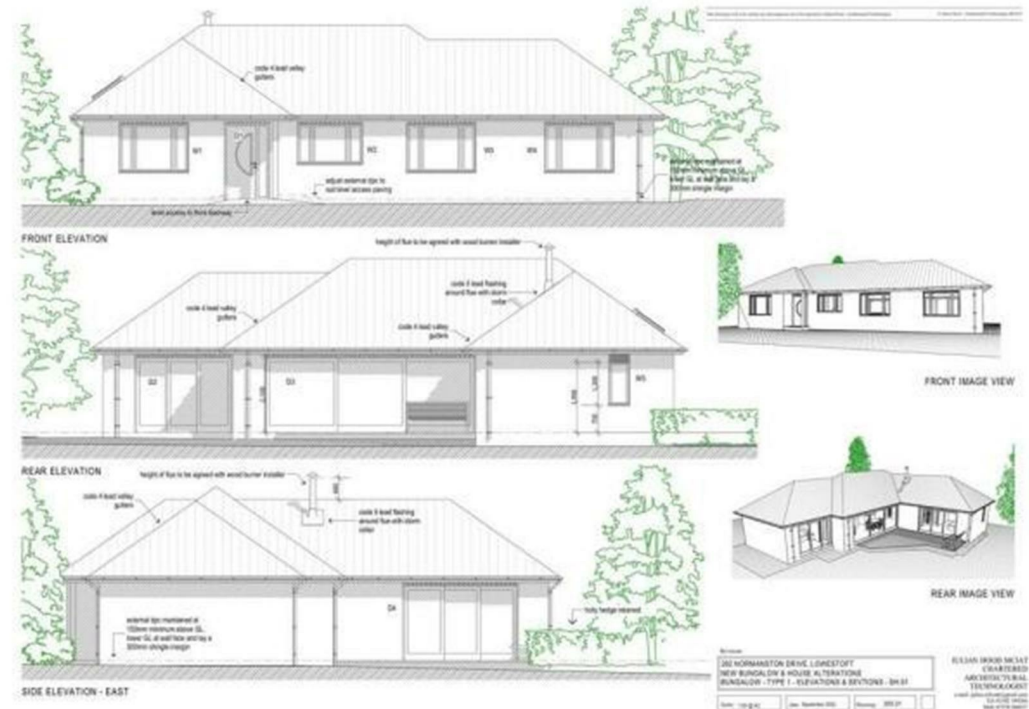
The extensive gardens have planning permission granted for a 3 bedroomed executive detached bungalow. The planning number is DC/22/0650/FUL

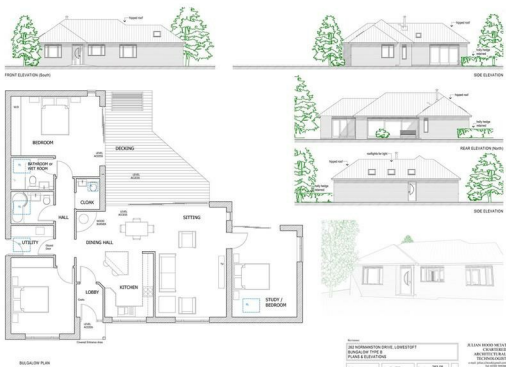
Location

The property and land are located within North Oulton Broad which is a very desirable location being within walking distance of local amenities, Normanston Park offering a range of waterside and woodland walkways, also within a short walk is Oulton Broad National Park providing a further range of broadside walkways and parklands. North Oulton Broad Railway Station is also nearby offering direct links to Lowestoft town centre and Norwich city centre.

The Development

The development is a fantastic opportunity for a developer or individual looking for a profitable project. As stated the already spacious detached property has plans for extension and within the rear garden there is further planning for an executive detached bungalow. Planning also includes 2 newly built garages which provide off road parking for the family home and the new build bungalow.





Floor Plan



Viewing

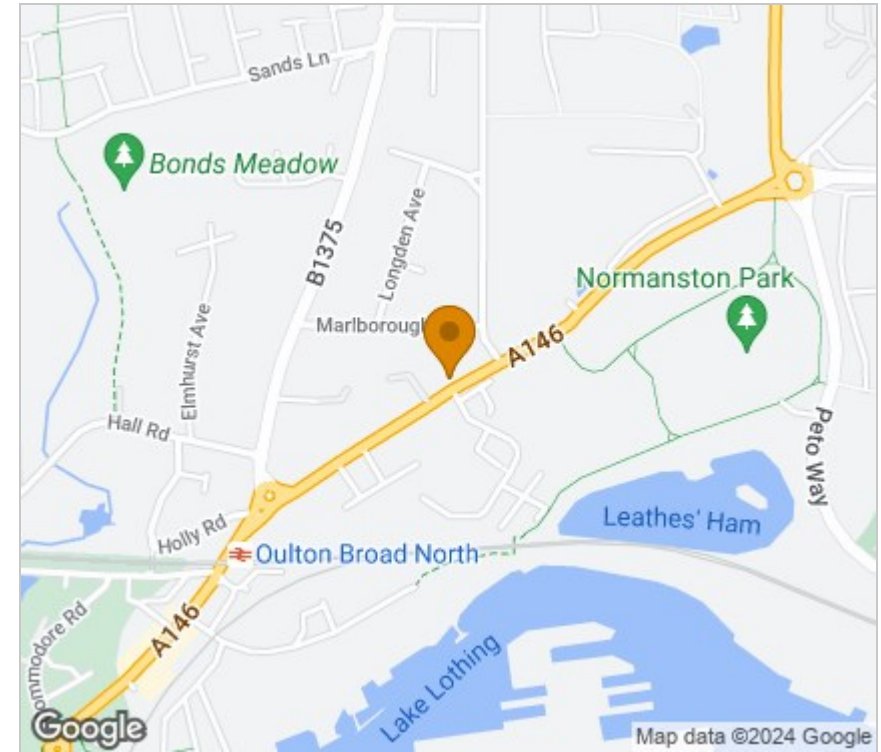
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

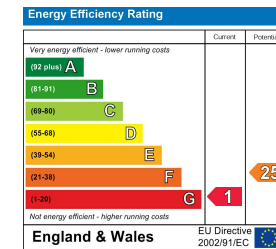
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



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