

Aldreds
Estate Agents



5 Orwell Drive

Oulton Broad, Lowestoft, NR32 4SL

£250,000



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Aldreds are delighted to offer this very well presented 3 bedroomed detached bungalow situated in this very desirable North Oulton Broad location being within walking distance of all local parks and amenities. The spacious accommodation includes a wide entrance hall, spacious lounge, kitchen/breakfast room, 3 bedrooms and a bathroom. To the outside front there is a open plan lawned garden with ample off road parking on the driveway and to the rear there is a very private non overlooked lawned garden. Presented to an excellent standard throughout with the benefits of gas fired central heating and Upvc double glazing. Properties in this very desirable cul de sac location rarely become available and an early viewing would be strongly advised.

Wide Entrance Hall

Fitted carpet, coved ceiling, double width storage/cloak cupboard, radiator, Upvc entrance door.

Lounge

15'3" x 11'2" (4.65 x 3.41)

Fitted carpet, double aspect Upvc windows, radiator, power points, feature fireplace, T.V point.

Kitchen/Breakfast Room

13'0" x 9'10" (3.98 x 3.0)

Vinyl flooring, range of fitted kitchen units, extended work surfaces, roll top breakfast bar, recess for all white goods including plumbing for washing machine, stainless steel sink with single drainer, tiled splash backs, full length pantry cupboard, double aspect Upvc windows with a Upvc door, wall mounted modern energy efficient combination boiler, power points, radiator.

Family Bathroom

Fitted flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, heated towel rail, fully tiled walls, inset spot lighting, Upvc window.





Bedroom 1

11'3" x 14'5" (3.45 x 4.4)

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

Bedroom 2

10'3" x 9'8" (3.13 x 2.97)

Fitted carpet, upvc window, radiator, power points.

Bedroom 3

6'4" x 8'0" (1.95 x 2.45)

Fitted carpet, Upvc window, radiator, power points.

Tenure And Services

Freehold

Council Tax Band - B

EPC - C

Mains Electric Gas Water And Drains

Outside To The Front

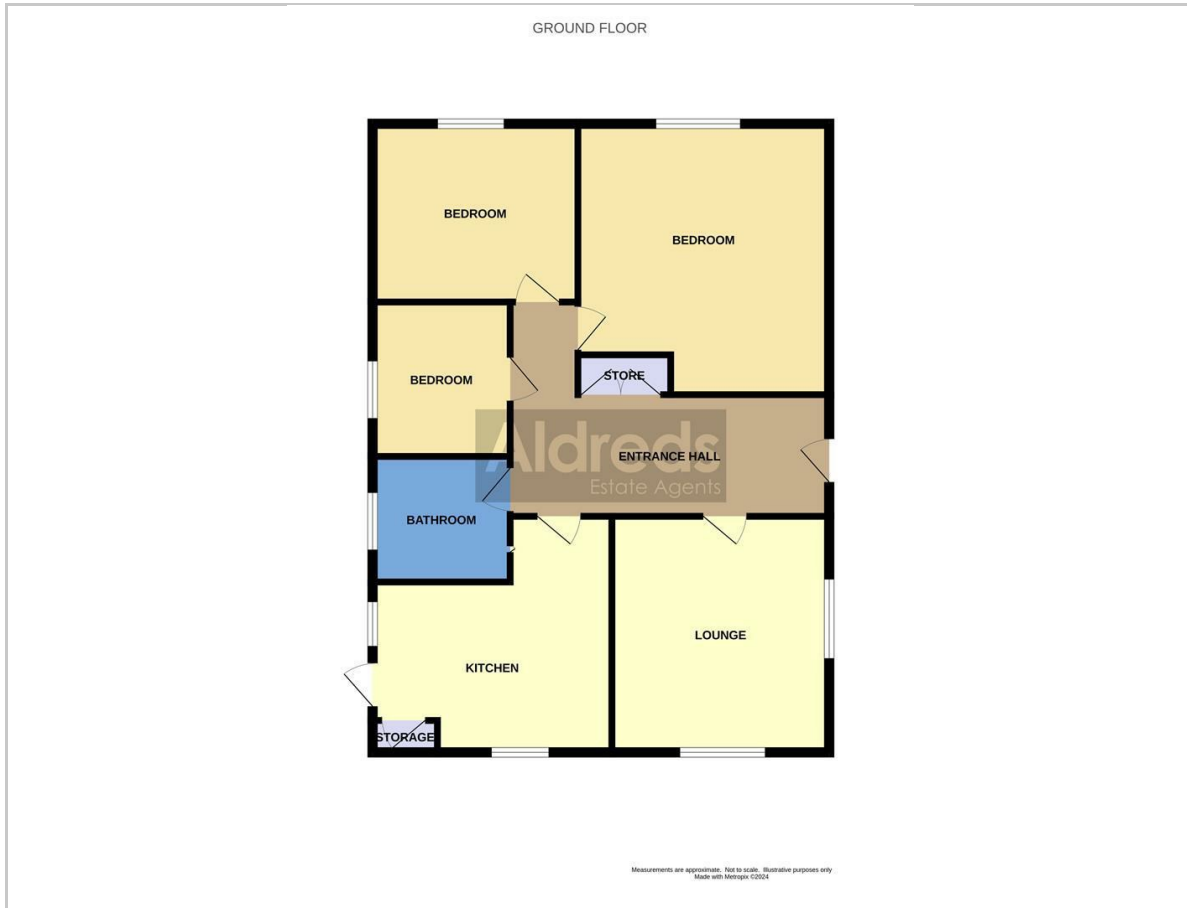
There is a beautifully presented open plan lawned garden with long driveway providing ample off road parking for a variety of vehicles.

Outside To The Rear

There is a fully enclosed lawned garden with a range of flower and shrub borders, substantial timber and felt garden shed, very private rear and side aspect, enclosed by high fencing with timber gate leading out to front drive way.



Floor Plan



Viewing

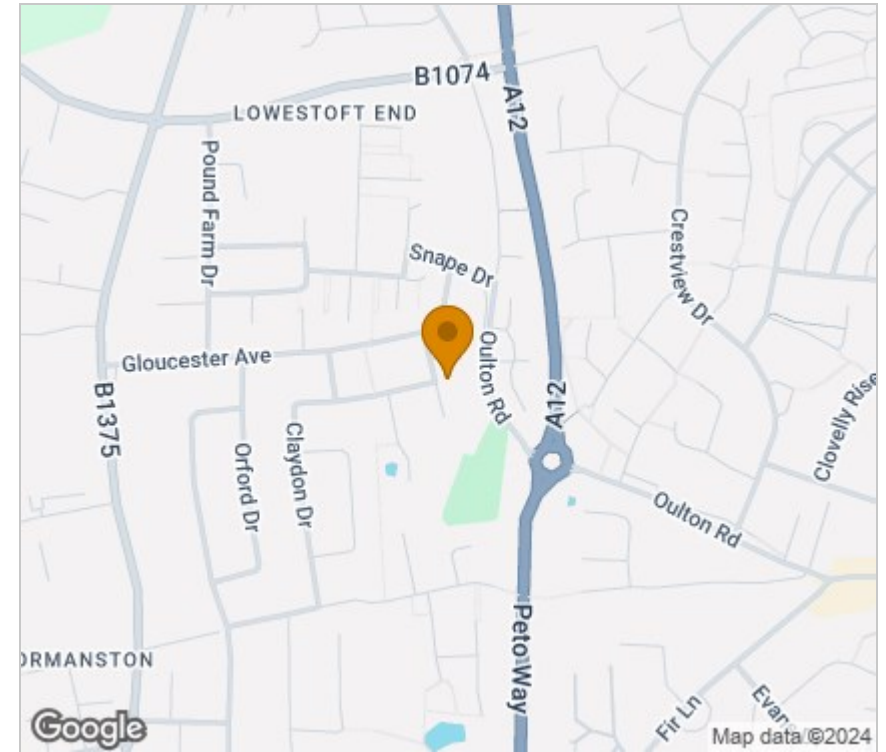
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

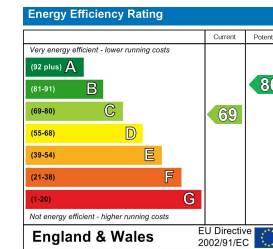
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Area Map



Energy Efficiency Graph



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