

**Aldreds**  
Estate Agents



20 Breydon Way  
Oulton Broad, Lowestoft, NR33 9AT

Asking Price £250,000



## 20 Breydon Way

, Lowestoft, NR33 9AT

With a large conservatory Aldreds are pleased to offer this spacious two/three bedroom detached bungalow sitting in this popular location. The property also has an entrance porch, lounge, kitchen and shower room. Gas central heating and double glazing. Driveway leading to garage. Front & rear gardens. Offered with no chain.

### Entrance Porch

Built in wardrobe, door to front.

### Lounge

16'6" x 14'5" (5.05 x 4.4)

Gas fire in stone fireplace, two radiators, double glazed window to front aspect.

### Inner Hallway

Storage cupboard housing wall mounted gas boiler.

### Kitchen

11'10" x 9'11" (3.62 x 3.03)

Base units with worktops, door to side, double glazed window to front aspect, double glazed window to side aspect, plumbing for washing machine, electric cooker point, sink with drainer, part tiled walls.

### Shower Room

6'2" x 5'6" (1.9 x 1.7)

Shower in cubicle, low level WC, hand basin, opaque double glazed window to side aspect, radiator.

### Bedroom 1

13'4" x 9'8" (4.07 x 2.95)

Built in wardrobes, double glazed window to rear aspect, radiator.

### Bedroom 2

9'10" x 9'5" (3.01 x 2.89)

Double glazed window to rear aspect, radiator.





### Bedroom 3/Study

9'10" x 6'11" (3.02 x 2.12)

Double glazed French doors to conservatory.

### Conservatory

15'8" x 10'5" (4.8 x 3.2)

Brick based with sealed unit double glazing, radiator, double glazed French doors to rear garden.

### Outside

To the front there is a shingle and paved garden. Driveway leading to garage, the garage has an up & over door. To the rear there is paved and astro turf garden with bushes & shrubs.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band C

### EPC

C rating - 69

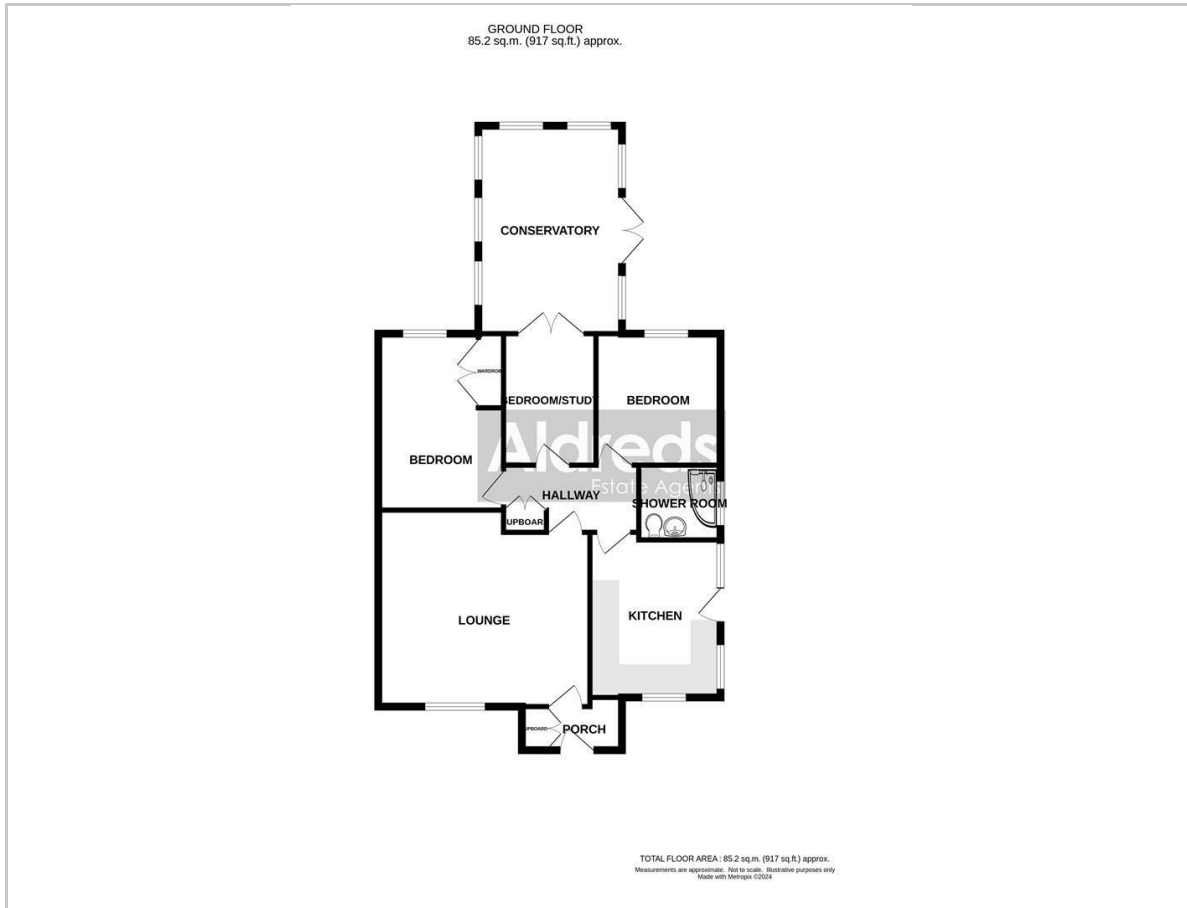
### Directions

Proceed along Normanston Drive down to the roundabout with the Oulton Broad railway crossing and proceed straight over onto Bridge Road. Continue down to the next roundabout and take the first exit onto Victoria Road. Continue to the mini roundabout and take the second right turning onto Colville Road, follow the road down and turn left onto Highland Way. Follow the road down to the T junction and then turn left onto Pinewood Avenue and then second left onto Breydon Way.

Ref L2205



## Floor Plan



## Viewing

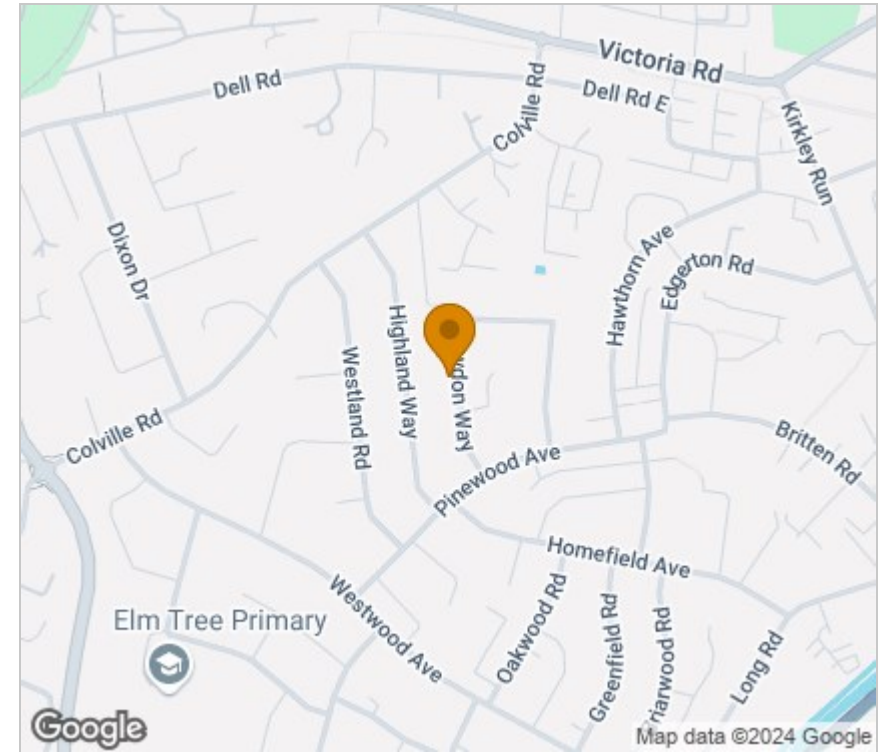
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

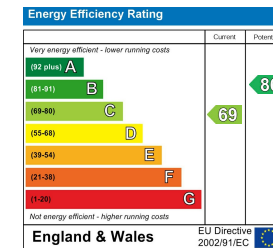
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## Area Map



## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto: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