



**Aldreds**  
Estate Agents

8 Constable Close

Oulton Broad, Lowestoft, NR32 2QU

Asking Price £225,000



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## 8 Constable Close

Oulton Broad, Lowestoft, NR32 2QU

Aldreds are delighted to offer this outstanding 3 bedroomed property situated opposite Lake Lothing woodland and nature reserve, given open views from all front windows. The current owners have improved the property to an excellent standard including the addition of an extended garden and utility room to the rear. The spacious versatile accommodation includes an extended entrance hall, ground floor W.C, spacious dining room, lounge with double doors leading to the garden room. A modern fitted kitchen leading into the garden and utility room. To the first floor there are 3 bedrooms and a modern family bathroom all leading off the galleried landing. There are also the benefits of Upvc windows and a modern gas fired central heating system and to the outside there is a beautifully presented rear garden which is laid to artificial turf, designated hot tub area and a substantially built timber and felt bar/entertainments shed. There are also double gates leading to the brick weave driveway which provides off road parking if required. Within a 1 minute walk you will find the fabulous Normanston Park and directly opposite there are the Lake Lothing Woodlands, Waterways and Nature Reserve along with a footpath across Lowestoft harbour which leads into central Oulton Broad. All in all a fantastic family home located brilliantly and an early viewing is strongly recommended.

### Wide Entrance Hall

Laminate flooring, flat plastered ceiling, radiator, large aspect Upvc window, Upvc entrance door.

### Cloakroom

Laminate flooring, modern cloakroom suite comprising of a vanity sink unit, low level W.C, radiator, extractor fan, aqua board splash backs, Upvc window.

### Dining Room

12'1" x 10'5" (3.69 x 3.19)

Laminate flooring, flat plastered ceiling, Upvc window overlooking open woodland, radiator, power points, full length walk in storage cupboard, wide opening leading to lounge.

### Lounge

12'9" x 11'11" (3.91 x 3.65)

Laminate flooring, flat plastered ceiling, power points, radiator, T.V point, double Upvc doors leading in to the garden room.

### Kitchen

12'11" x 6'11" (3.95 x 2.12)

Laminate flooring, flat plastered ceiling, inset spot lighting, quality modern fitted kitchen with extended work surfaces, built in stainless steel electric oven and four burner gas hob, stainless steel extraction cooker hood, tiled splash backs, stainless steel sink with single drainer, recess for full length fridge/freezer.

### Utility Room

Laminate flooring, range of modern fitted base units, extended work surfaces, recess for white goods including plumbing for a dishwasher and washing machine, round bowl stainless steel sink, tiled splash backs, Upvc window, flat plastered ceiling with inset spot lighting.







### Garden Room

8'4" x 17'3" (2.56 x 5.28)

Laminate flooring, 2 skylight windows with a further Upvc window, Upvc door leading out to the rear garden, power points, T.V point, double doors leading into the lounge.

### First Floor

Full sized central galleried landing, fitted carpet, flat plastered & coved ceiling, double full length storage cupboard housing the modern energy efficient combination boiler, loft access leading to insulated loft space.

### Bedroom 1

9'3" x 11'10" (2.83 x 3.62)

Fitted carpet, flat plastered and coved ceiling, Upvc window overlooking woodland views, radiator, power points, T.V point, built in double wardrobe.

### Bedroom 2

9'8" x 11'10" (2.95 x 3.61)

Fitted carpet, flat plastered and coved ceiling, power points, Upvc window, radiator, full length double fitted wardrobe.

### Bedroom 3

9'1" x 7'4" (2.79 x 2.26)

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

### Family Bathroom

Laminate flooring, modern bathroom suite comprising of a shower set over a panel bath, low level W.C, vanity sink unit, full length heated towel rail, Upvc window.

### Tenure And Services

Freehold

Council Tax Band - B

Mains Water Drains Gas And Electric

EPC - D

### Outside To The Rear

There is an enclosed patio garden with dedicated hot tub area, artificial turf, substantially built timber bar/entertainment room, double gates providing enclosed off road parking if required.

### Outside To The Front

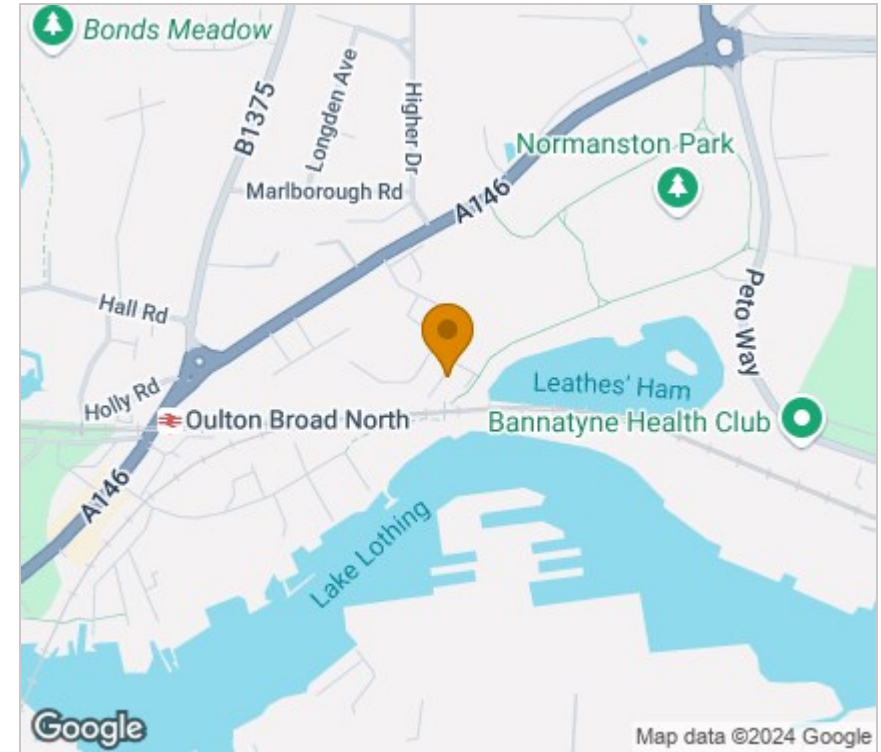
There is an enclosed front garden with a range of flowers and shrubs & ornamental slate borders.



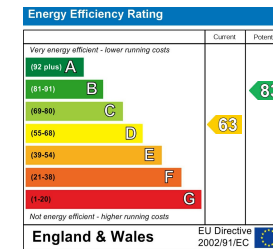
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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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