

**Aldreds**  
Estate Agents



180 Dell Road, Oulton Broad, Lowestoft, NR33 9NX

Offers Over £250,000









# 180 Dell Road

Oulton Broad, Lowestoft, NR33 9NX

- Close The Broads National Park
- Large Driveway And Garage
- Open Plan Kitchen Diner
- Modern Family Bathroom
- Early Viewing Advised
- Very Well Presented
- Substantial Lawned Garden
- 3 Double Bedrooms
- Close To The Railway Station
- Outstanding Family Home

Aldreds are delighted to offer this 3 bedroomed semi detached house situated in this very desirable Oulton Broad location being within walking distance of the Broads National Park and yacht club. This very well presented family home has good outside space with a large front driveway providing ample off road parking that leads to an oversized integral garage and the versatile internal accommodation includes an entrance porch, wide entrance hall, spacious lounge, open plan kitchen/diner. To the first floor there are 3 double bedrooms and a family bathroom. Th the rear there is a substantial rear lawned garden which has very private aspect. A superb family property and early viewing is strongly advised.



### Entrance Porch

Ceramic tiled flooring, Upvc entrance door, private access door to garage.

### Wide Entrance Hall

Fitted carpet, coved ceiling, radiator, galleried staircase off to the first floor, large under stair storage cupboard.

### Lounge 11'8" x 16'0" (3.57 x 4.89)

Fitted carpet, coved ceiling, double aspect upvc windows, power points + usb, radiator, T.V point, modern fireplace with inset living flame electric fire.







### **Kitchen/Diner 9'6" x 15'11" (2.9 x 4.87)**

Timber effect vinyl flooring, full range of fitted kitchen units, extended timber effect work surfaces, stainless steel sink with single drainer, power points + usb, tiled splash backs, recess for white goods including plumbing for dishwasher and washing machine, electric cooker point, modern vertical extraction cooker hood, ample space for family size dining table and chairs, Upvc window, double Upvc patio doors leading out to the rear garden, radiator.

### **First Floor**

Central galleried landing, fitted carpet, coved ceiling, full length storage cupboard, loft access leading to insulated loft space.

### **Bedroom 1 9'4" x 15'11"(max) (2.85 x 4.87(max))**

Fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points + usb T.V point.

### **Bedroom 2 11'3" x 8'8" (3.45 x 2.65)**

Fitted carpet, coved ceiling double aspect Upvc windows, radiator, power points + usb, full length storage cupboard housing the modern combi boiler

Directions



### Bedroom 3 11'3" x 7'2" (3.43 x 2.19)

Fitted carpet, Upvc window, T.V point, power points + usb , radiator, full length fitted cupboard/wardrobe.

### Tenure And Services

Council Tax Band B

Freehold

Mains Gas Electric Water And Drains

### Outside To The Front

There is a large frontage which is laid to a double width brick weave driveway providing ample off road parking for up to 4/5 vehicles. This leads to an over sized garage with up and over door, power points and lighting.

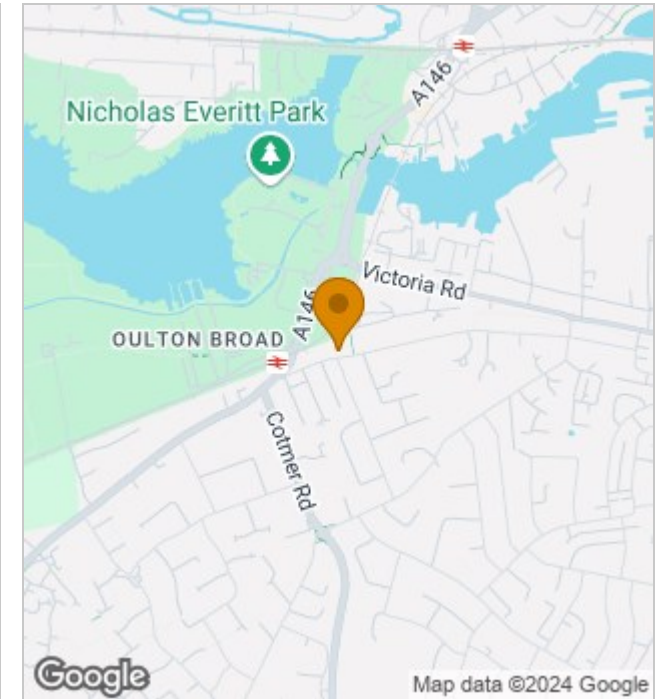
### Outside To The Rear

There is substantial lawned garden with patio seating area, timber and felt summerhouse, timber and felt garden shed, all enclosed by high fencing and high hedges. There is a very private rear and side aspect.

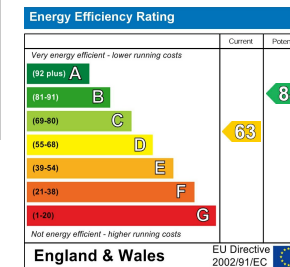
## Floor Plans



## Location Map



## Energy Performance 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.

### Disclaimer

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