

**Aldreds**  
Estate Agents



34 Westwood Avenue  
Oulton Broad, Lowestoft, NR33 9RH  
Open To Offers £199,995



## 34 Westwood Avenue

Oulton Broad, Lowestoft, NR33 9RH

Aldreds are delighted to offer this 2 bedroomed semi detached bungalow situated in this very desirable South Oulton Broad location being within walking distance of all local amenities and the Broads National Park. This stunning bungalow is presented to an outstanding standard throughout with tasteful decorations, modern fixtures and fittings and the spacious accommodation including a wide entrance hall, spacious lounge/diner, modern fitted kitchen, modern purpose designed wet room with open plan shower cubicle & 2 double bedrooms. To the outside there is a beautifully presented front and rear garden with a long driveway providing ample off road parking and a brick garage. There are also the benefits of modern electric heating and Upvc double glazing. This is a bungalow which is quite simply turn key condition. An early viewing is strongly recommended.

### L-Shaped Entrance Hall

Fitted carpet, wall mounted modern electric heater, sealed unit double glazed entrance door, full length storage cupboard, loft hatch leading to insulated loft space which houses the modern hot water cylinder.

### Lounge/Diner

10'3" x 17'3" (3.14 x 5.26)

Fitted carpet, coved ceiling, Upvc window, power points, radiator, modern wall mounted electric energy efficient heater,

### Kitchen

9'6" x 9'0" (2.92 x 2.76)

Karndean flooring, full range of modern white fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, double aspect Upvc windows, power points, eye level Smeg electric oven with matching four burner ceramic hob with glass splash back, enclosed extraction cooker hood, full length storage cupboard, wall mounted energy efficient electric heater, recess for white goods including plumbing for washing machine.





### Bedroom 1

10'6" x 12'7" (3.21 x 3.84)

Fitted carpet, coved ceiling, Upvc window, wall mounted electric energy efficient heater, double built in wardrobe with sliding mirrored doors, power points, T.V point.

### Bedroom 2

9'1" x 9'2" (2.78 x 2.80)

Laminate flooring, coved ceiling, power points, Upvc doors leading out to the patio, wall mounted energy efficient electric heater, T.V point.

### Shower Room

Wet room style flooring, open plan shower, low level W.C, wall mounted sink, fully tiled walls, Upvc window, heated towel rail.

### Tenure And Services

Mains Electric Drains And Water

Council Tax Band - B

Freehold

EPC - E

### Outside To The Front

There is a beautifully presented front garden with long driveway providing ample off road parking that leads to a brick built garage with up and over door and power points.

### Outside To The Rear

There is a spacious and private garden with modern raised decked seating area, low maintenance as laid to ornamental stone and slate, central concrete footpath with a full range of established flowers and shrubs, all enclosed by high fencing.



## Floor Plan



## Viewing

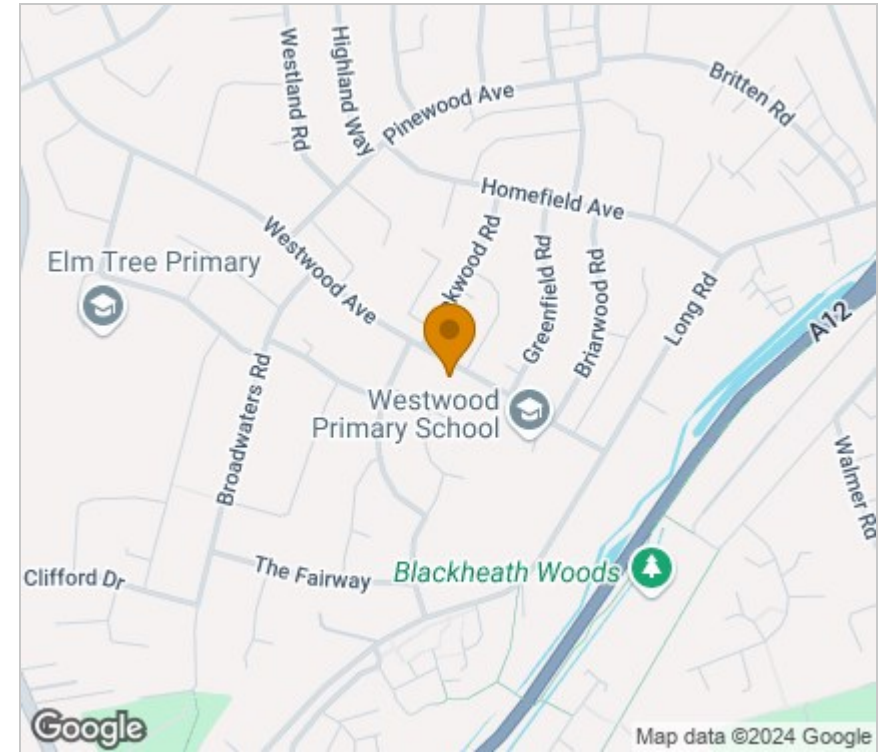
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

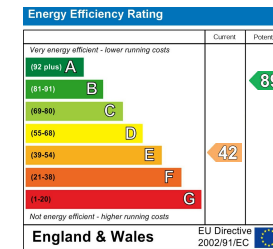
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## Area Map



## Energy Efficiency Graph



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