

Aldreds
Estate Agents



Plot 1 Union Lane, Oulton, Lowestoft, NR32 3AX

Asking Price £395,000

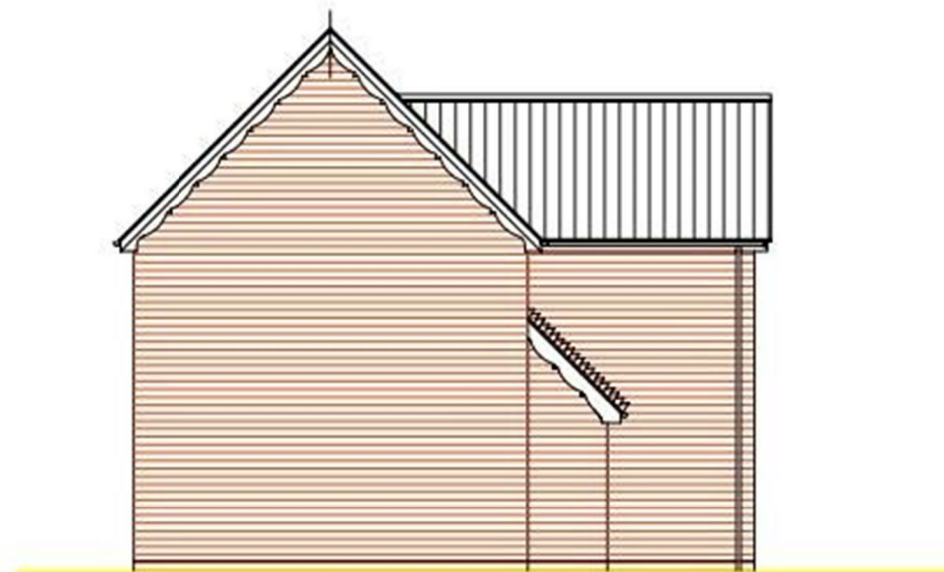




FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)



Plot 1 Union Lane

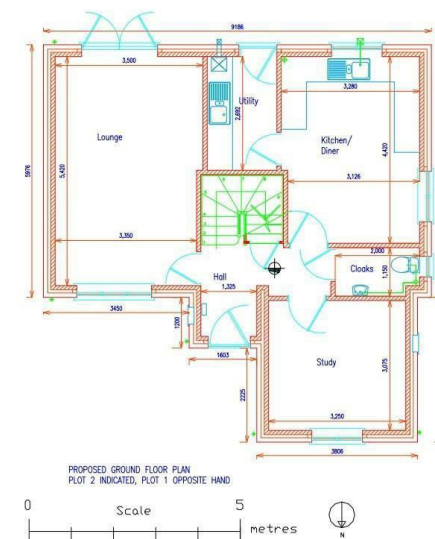
Oulton, Lowestoft, NR32 3AX

- Quality Built Family Home
- Master with Ensuite Shower Room
- Open Plan Kitchen/Diner
- Large Front Brick Weave Driveway
- Beautifully Enclosed Family Garden
- 4 Bedrooms
- Spacious Front to Back Lounge
- Stunning Village Location
- Oversized Brick Built Garage With Electric Door And EV Charging Point
- Underfloor Heating Via Air Source Pump

Aldreds are delighted to offer this brand new executive 4 bedroom detached house situated in the very desirable Oulton Village location. This quality built family home has a 10 year buildings guarantee and offers versatile accommodation including a wide entrance hall, front to back lounge, open plan kitchen diner, utility room, ground floor bedroom/study and gf WC. To the first floor, there is a central landing, 3 generous bedrooms (Master with ensuite) and a family bathroom. The buyer will have a choice from a selection of quality fitted Howdens kitchens which does have an 'upgrade' option if required.

To the outside of the property, there is a generous frontage with brick weave driveway providing ample car parking space which leads to an oversized brick built garage with electric up and over door, power points and lighting. To the rear of the property, there is a beautiful enclosed family garden. These quality built homes in this beautiful location RARELY become available offering outstanding value for money. Early viewing is STRONGLY ADVISED

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Wide Entrance Hall

Sealed unit uPVC double glazed entrance door, central staircase leading to first floor, underfloor heating, power points

Cloakroom

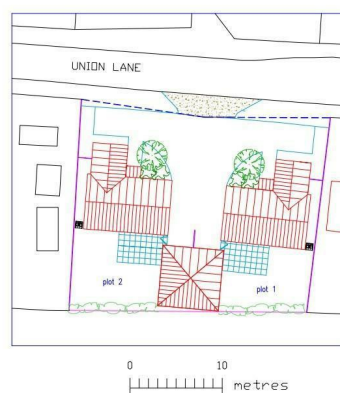
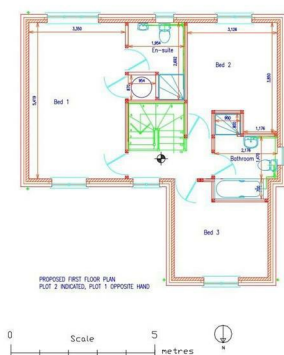
Underfloor heating, uPVC double glazed window, low level WC, wall mounted sink with tiled splashback

Lounge 17'9" x 11'5" (5.42 x 3.5)

Bright and airy living space running from front to back of the property, underfloor heating, TV points, power points, double aspect uPVC double glazed windows, uPVC double glazed patio doors leading to rear garden

Study/Bedroom 4 10'7" x 10'0" (3.25 x 3.07)

Underfloor heating, double aspect uPVC double glazed windows, power points





Open Plan Kitchen/Diner 14'6" x 10'9" (4.42 x 3.28)

Double aspect uPVC double glazed windows, Choice of fitted kitchen with Neff integral appliances from Howdens (upgrade available at cost) underfloor heating, power points, extractor fan and downlights.

Utility Room

Underfloor heating, recess and plumbing for white goods, fitted units from kitchen range, sink. extractor fan, double glazed door leading to rear garden

First Floor

Landing with central galleried staircase, uPVC double glazed window

Master Bedroom 17'8" x 10'11" (5.41 x 3.35)

Bright and airy bedroom space running from front to back of the property, TV point, power points, radiator, door leading to:

Directions

Union Lane is located in the heart of Oulton Village being within east reach of all local amenities including the Broads National Park. Plots 1 & 2 Union Lane can be found on the left of the road - Location For Sat Nav NR32 3AX

Ensuite Shower Room

Large shower cubicle with mains fittings and two soakers; vanity unit with wash hand basin, mixer tap and drawers under; further vanity unit with wc with concealed push button cistern and storage cupboards; mirror; frosted window; heated towel rail; downlights. Full height shower boarding dropping to ½ height elsewhere.

Bedroom 2 12'7" x 10'2" (3.85 x 3.12)

uPVC double glazed window, power points, TV point, radiator

Bedroom 3 10'7" x 10'0" (max) (3.25 x 3.07 (max))

uPVC double glazed window, power points, TV point, radiator

Family Bathroom

Vanity unit with wash hand basin, mixer tap and storage drawers; wc; bath with mixer tap; large shower cubicle with mains fittings and two soakers; mirror; heated towel rail; frosted window; downlights; extractor fan. Full height shower boarding dropping to ½ height elsewhere.

Outside

Generous frontage with brick weave driveway leading to an oversized garage with electric up and over door and EV charging point. The rear has beautiful family space with patio seating and high fencing,

Services

Mains water and drainage electric

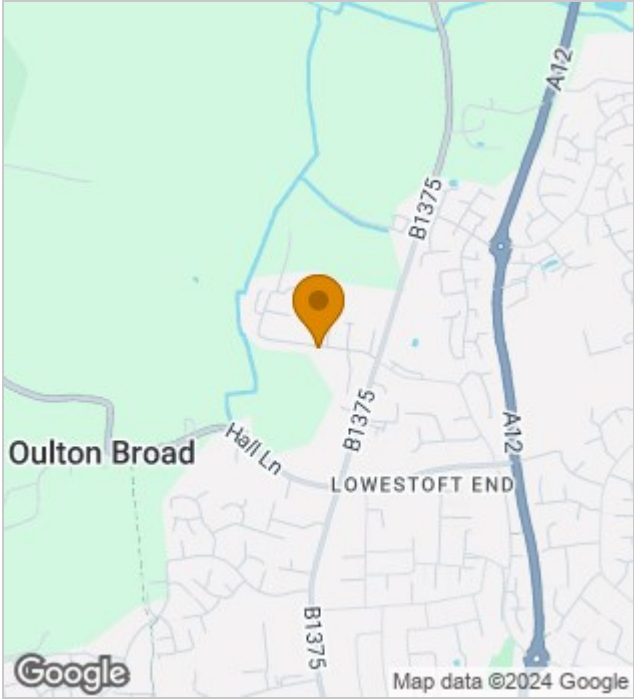
Council Tax - TBC

EPC predicted - B

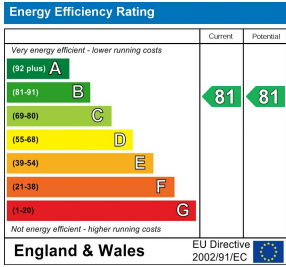
Floor Plan Ground Floor



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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