

Aldreds
Estate Agents



106 Beccles Road
Oulton Broad, Lowestoft, NR33 8QY
Price Guide £290,000



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*** PRICE GUIDE £290,000 - £300,000 *** Aldreds are delighted to offer this 3 bedroomed semi detached home situated in this very desirable South Oulton Broad location with a large frontage and beautiful substantial lawned rear garden. Within walking distance of the Oulton Broad National Park along with Carlton Marshes offering some beautiful walkways through a nature reserve. The spacious extended family accommodation includes a wide entrance hall, spacious lounge, open plan kitchen/diner, full width and fully heated conservatory and ground floor shower room. To the first floor there are 3 separate bedrooms and a family bathroom all leading off a central galleried landing. There are also the benefits of gas fired central heating and recently installed double glazed windows. The current occupiers really have maintained this property to a very high standard and an early viewing is strongly recommended to appreciate the outstanding living space and amazing front and rear gardens.

Wide Entrance Hall

Fitted carpet, sealed unit double glazed entrance door, radiator, galleried staircase off to the first floor, power points, under stair storage cupboard plus another full length storage cupboard.

Lounge

11'6" x 16'10" (3.51 x 5.15)

Fitted carpet, coved ceiling, walk in Upvc bay window, radiator, power points, T.V point, modern fireplace with inset living flame electric fire.

Ground Floor Shower Room

Fitted flooring, fully tiled over sized corner shower cubicle, low level W.C, vanity sink unit, full length heated towel rail, fully tiled walls, Upvc window.

Open Plan Kitchen/Diner

14'5" x 17'0" (4.40 x 5.2)

Fitted flooring, full range of fitted kitchen units with extended work surfaces, composite sink, double eye level Neff electric oven with matching four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for washing machine & dishwasher, ample space for family size dining table and chairs, power points, 2 skylight windows, inset spot lighting, Upvc window overlooking the conservatory.

Conservatory

9'4" x 16'7" (2.87 x 5.07)

Ceramic tiled flooring, radiators x 2, large aspect Upvc windows, double Upvc patio doors leading out to the rear garden, power points, T.V point, poly carbonate roof.





First Floor Landing

Central galleryed landing, Upvc window, loft space leading to insulated loft space which is fully boarded with a velux window, possibilities to convert to a hobby room if required.

Bedroom 1

10'7" x 12'9" (3.24 x 3.91)

Fitted carpet, Upvc walk in bay window, power points.

Bedroom 2

11'2" x 12'2" (3.41 x 3.73)

Fitted carpet, Upvc window, radiator, power points, full length storage cupboard/airing cupboard.

Bedroom 3

7'7" x 5'6" (2.33 x 1.7)

Fitted carpet, Upvc window, radiator, power points.

Family Bathroom

Fitted flooring, white bathroom suite comprising of a panel bath with shower mixer tap, vanity sink unit, low level W.C, fully tiled walls, inset spot lighting, Upvc window, extractor fan, full length heated towel rail.

Tenure And Services

Mains Gas Electric Water And Sewerage

Freehold

Council Tax Band - B

Outside To The Front

There is a beautifully presented frontage which is laid to a modern tarmac driveway providing parking for 6 + cars which leads to over sized pitched roof garage with electric garage door, power points and lighting.

Outside To The Rear

There is approximately 100 ft of beautiful laid to lawn with a fish pond, shingle borders, timber and felt garden shed, non over looked rear and side aspect, with private patio seating area.



Floor Plan

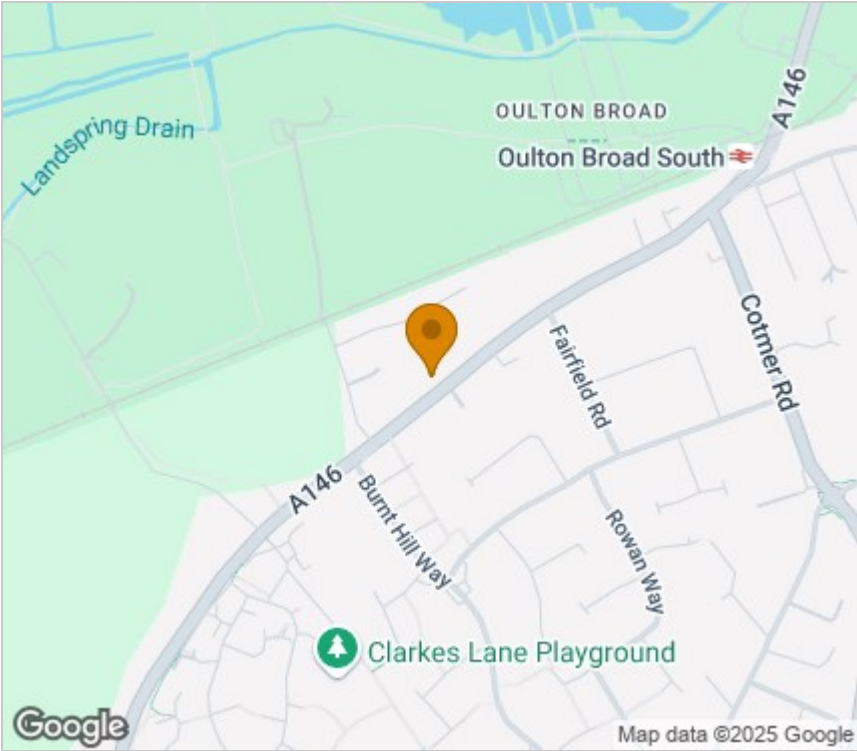


Viewing

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

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Area Map



Energy Efficiency Graph

