



**Aldreds**  
Estate Agents



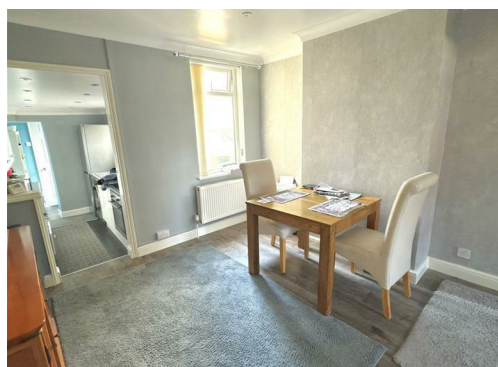
## 12 Fir Lane

North Oulton Broad, Lowestoft, NR32 2RA

Offers In The Region Of £160,000



Aldreds are delighted to offer this very well presented three bedroom mid terrace house located in this very desirable location situated on the fringe of North Oulton Broad. Within very short walking distance of Normanston Park which offers a full range of parkland, woodland and waterside walkways. Also a short distance away is the North Oulton Broad railway station which provides direct links to Norwich City Centre. The spacious family accommodation includes two reception rooms, modern fitted kitchen and ground floor shower room. On the first floor there is a small landing and three bedrooms. Outside there is a spacious rear garden. There are also the benefits of gas central heating, fired by a modern energy efficient combination boiler and uPVC double glazed windows. Early viewing is strongly recommended as properties in this desirable location seldom become available.



**Entrance Porch**  
Fitted carpet, uPVC entrance door, round uPVC window.

**Lounge 11'2" x 10'4" (3.42 x 3.17)**  
Laminate flooring, flat plastered and coved ceiling, inset spotlighting, uPVC window, radiator, tv point, modern wall mounted living flame fire, wide opening leading to:-

**Dining Room 10'10" x 11'1" (3.32 x 3.39)**  
Laminate flooring, flat plastered and coved ceiling, inset spotlighting, radiator, power points, uPVC window, stairs rising to landing, wide opening leading to:-

**Kitchen 11'2" x 6'3" (3.42 x 1.92)**  
Flat plastered and coved ceiling, inset spotlighting, tile effect vinyl flooring, a full range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, recess for all white goods including plumbing for washing machine, built in stainless steel oven, matching four burner ceramic hob, stainless steel extraction cooker hood, uPVC windows.

**Rear Lobby**  
Tile effect vinyl flooring, radiator, uPVC door leading to rear garden.

**Family Shower Room**  
Ceramic tiled flooring, white shower suite comprising of an oversized shower cubicle enclosed by curved glass screen doors with aqua board splashbacks, pedestal sink, low level WC, full length heated towel rail, extractor fan, uPVC window, flat plastered ceiling, inset spotlighting.

**Landing**  
Fitted carpet.

**Bedroom 1 11'2" x 11'3" (3.41 x 3.43)**  
Fitted carpet, coved ceiling, inset spotlighting, full length walk in storage cupboard, uPVC window, radiator, tv point.

**Bedroom 2 10'9" x 11'1" (3.28 x 3.39)**  
Fitted carpet, coved ceiling, inset spotlighting, uPVC window, radiator, power points, door leading to:-

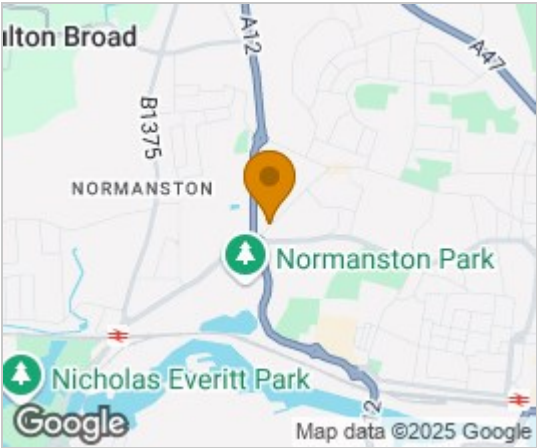
**Bedroom 3 11'3" x 6'3" (3.44 x 1.93)**  
uPVC window, inset spotlighting, coved ceiling, modern energy efficient combination boiler, radiator.

**Outside**  
To the front of the property there is an enclosed front garden with footpath. To the rear there are two sections of garden including a courtyard garden with a gateway leading to a family garden which is low maintenance, with a timber and felt garden shed enclosed by high fencing.

**Council Tax & Services**  
Band 'A'  
Freehold  
Mains Electric Gas Drains And Water

**Ref: L2264/01/25**

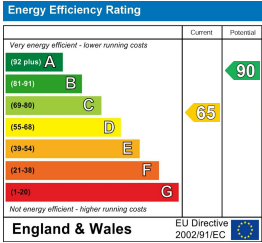
Area Map



Floor Plans



Energy Efficiency Graph



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143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto: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