



**Aldreds**  
Estate Agents

7 Monckton Avenue

Oulton Broad, Lowestoft, NR32 3EG

Offers Over £260,000





## 7 Monckton Avenue

Oulton Broad, Lowestoft, NR32 3EG

Aldreds are delighted to offer this three bedroom 1930's semi detached house situated in this very desirable cul-de-sac location on the fringe of North Oulton Broad being within walking distance of Normanston Park and the Broads National Park. This superb family home has been very well extended creating a large extended garden room to the rear which has the potential to turn into an open plan kitchen/diner. The spacious accommodation includes a wide entrance hall, a spacious lounge/diner which leads into the garden room, a modern fitted kitchen. On the first floor there are three bedrooms and a family bathroom. To the outside of the property there is a front driveway providing off road parking and to the rear there is a spacious lawned garden with private rear and side aspects. This superb family home is presented to a good standard throughout and benefits from gas central heating and uPVC double glazing. Homes in this desirable cul-de-sac location rarely become available and an early viewing is strongly recommended.

### Entrance Hall

Upvc entrance door, stairs leading to first floor, radiator, cupboard with electric meters and fuse box, cupboard housing modern gas combination boiler,

### Kitchen

6'4" x 13'7" (1.94 x 4.15)

Ceramic tiled floor, range of modern fitted kitchen units, stainless steel single sink with drainer, power points, recess & plumbing for dishwasher & washing machine, Bosch 4 burner stainless steel gas hob with concealed extraction filter hood, double oven/grill, space for fridge/freezer, part vaulted ceiling with velux window, Upvc window, and Upvc door.

### Lounge/Diner

#### Lounge Area

10'5" x 11'10" (3.19 x 3.63)

Fitted carpet, power points, T.V point, radiators, Upvc bay window, Fireplace with

#### Dining Area

9'10" x 17'11" (3.02 x 5.48)

Fitted carpet, power points, skylight window, Upvc double doors leading to garden room/sitting room.







### Garden Room/Sitting Room

16'3" x 8'0" (4.96 x 2.44)

Fitted carpet, power points, Upvc windows, radiators, Patio doors leading to rear garden.

### First Floor

Upvc window, loft access leading to insulated loft space.

### Master Bedroom

10'9" x 12'4" (3.28 x 3.77)

Stained floorboards, Upvc bay window, radiator, power points.

### Bedroom 2

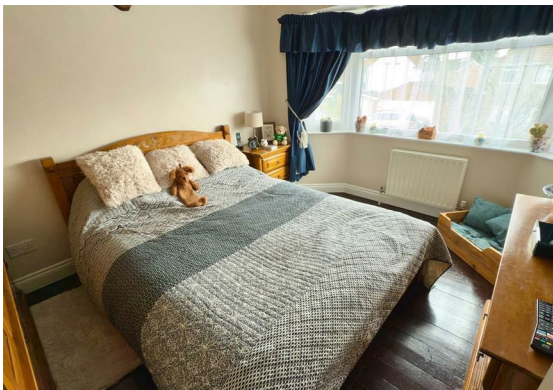
9'9" x 12'2" (2.98 x 3.73)

Fitted carpet, Upvc window, power points, radiator.

### Bedroom 3

6'4" x 7'4" (1.95 x 2.24)

Fitted carpet, Upvc window, power points, radiator.



### Family Bathroom

Bathroom suite comprising of a P shaped bath with hot and cold mixer, thermostatic shower unit, glass curved shower screen, vanity sink, low level W.C with concealed cistern, fully tiled walls, chrome towel rail/radiator, Upvc window.

### Outside To The Front

There is garden laid to lawn with shrub borders, car standing space. There is a side gate providing access to rear garden.



### Outside To The Rear

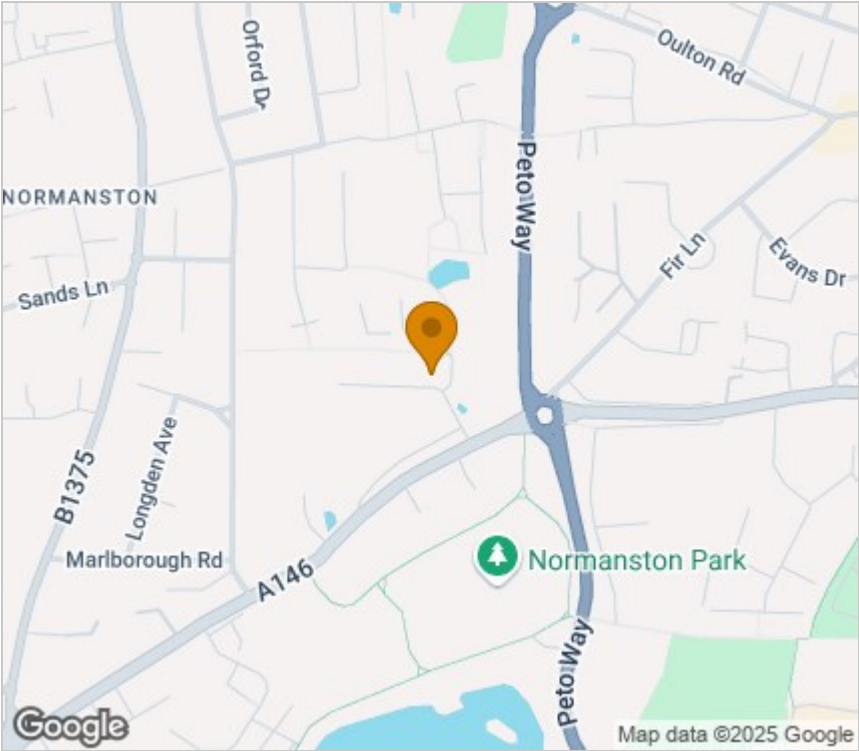
There is a well presented rear garden laid to lawn, patio seating areas, concrete pathways, flower and shrub borders,. 2 x timber and felt garden stores.

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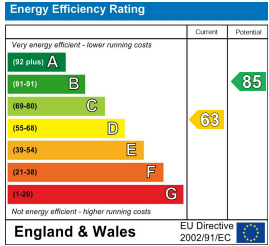
Floor Plan



Area Map



Energy Efficiency 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.

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