

Aldreds
Estate Agents



4 Brampton Grove

Oulton Broad, Lowestoft, NR32 4RU

Asking Price £230,000



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Aldreds are delighted to offer this very well extended three bedroom semi detached house situated in this very desirable North Oulton Broad location. This outstanding family home offers versatile accommodation including an entrance porch, ground floor WC, spacious lounge and an extended open plan kitchen dining/day room. On the first floor there is a central landing, three good sized bedrooms and a modern family bathroom. To the outside of the property there is a lawned frontage along with a fully enclosed lawned rear garden with two patio seating areas and an oversized brick built garage providing off road parking. There are also the benefits of gas central heating and uPVC double glazing. All local amenities are within walking distance. Early viewing is strongly recommended to appreciate the extended accommodation.

Entrance Porch

Timber effect laminate flooring, flat plastered ceiling, inset spotlighting, uPVC entrance door, power points.

Cloakroom

Timber effect laminate flooring, cloakroom suite comprising of a low level WC, wall mounted sink with tiled splashback, uPVC window, full length heated towel rail, extractor fan, flat plastered ceiling, inset spotlighting.

Lounge

10'11" x 15'10" (3.35 x 4.84)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point, understairs storage recess, galleried staircase leading to first floor.

Extended Open Plan Kitchen/Diner/Day Room

16'4" x 18'10" (max) (5 x 5.76 (max))

'L' Shaped

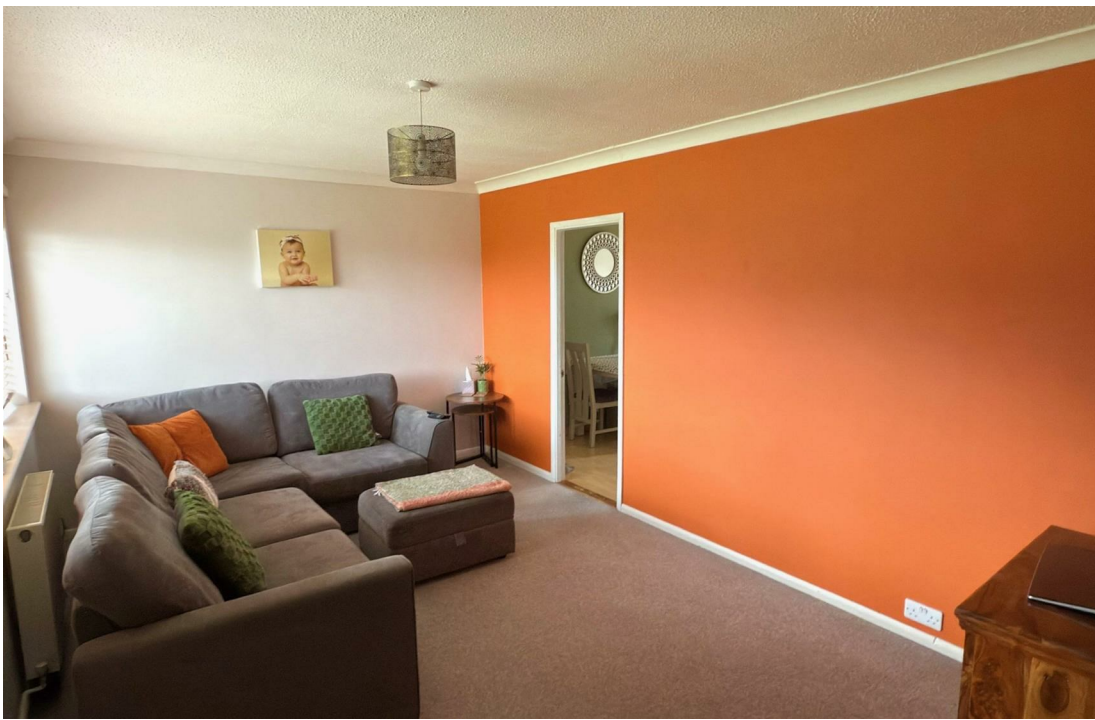
Kitchen Area- Laminate flooring, a range of modern fitted kitchen units, extended timber effect work surfaces, tiled splashbacks, integral electric oven with matching four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine, double stainless steel sink with single drainer, full length walk in understairs cupboard, power points.

Dining/Day Area - Laminate flooring, flat plastered ceiling, double uPVC doors leading to rear garden, radiator, power points, ample space for extra seating and a large dining table and chairs.

Central Landing

Fitted carpet, uPVC window, coved ceiling, loft access leading to insulated loft space.





Bedroom 1

10'4" x 8'10" plus recess (3.17 x 2.71 plus recess)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point, full length double fitted wardrobe with sliding mirror doors.

Bedroom 2

12'0" x 8'6" (3.67 x 2.60)

Fitted carpet, coved ceiling, full length storage cupboard, power points, radiator, uPVC window.

Bedroom 3

10'8" x 6'11" (3.26 x 2.11)

Fitted carpet, coved ceiling, uPVC window, radiator, full length cupboard, power points.

Family Bathroom

Tile effect laminate flooring, aquaboard splashbacks, bath and shower suite comprising of a shower set over a panel bath enclosed by curved glass screen, low level WC with enclosed cistern, vanity sink unit, full length heated towel rail, uPVC window, flat plastered ceiling, inset spotlighting.



Outside

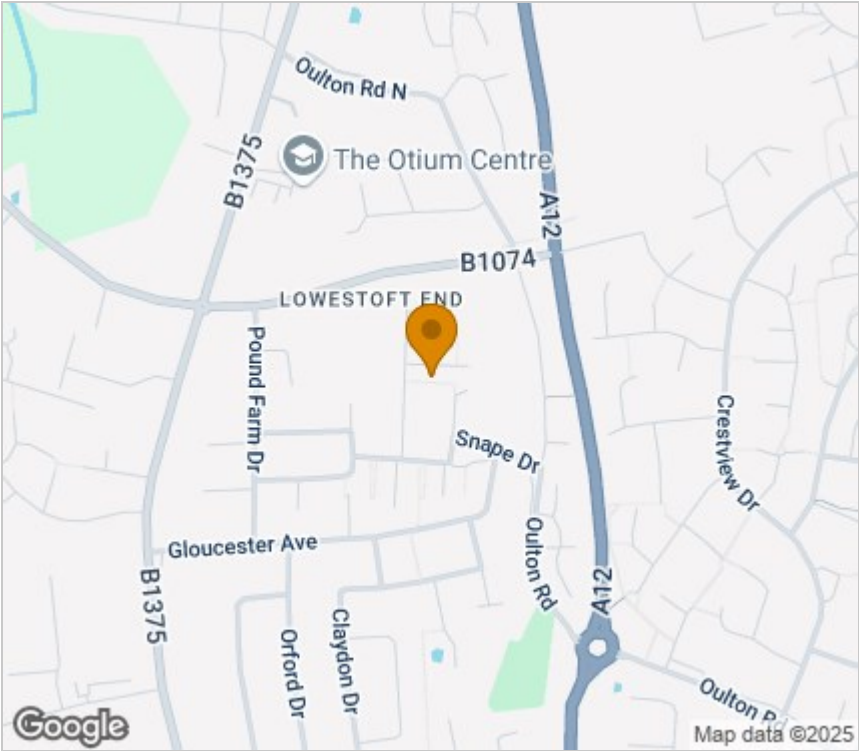
To the front of the property there is an open plan lawned garden with concrete footpath leading to front door and side access to the back garden. To the rear of the property there is a fully enclosed garden which is laid to lawn with raised patio seating area with a footpath leading to a second seating area laid to patio stone. There is also an oversized brick built garage with power points, lighting and up and over door providing off road parking which is all enclosed by high brick walls and timber fencing.



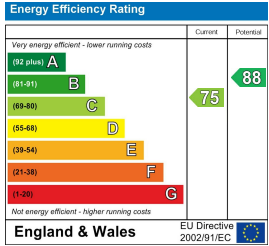
Floor Plan



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.

Disclaimer

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