

Aldreds
Estate Agents

2 Grange Road
Oulton Broad, Lowestoft, NR32 3JE
Offers Over £299,950



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Aldreds are delighted to offer this bay fronted period terraced house situated in North Oulton Broad being within walking distance of the Broads National Park and railway station with direct links to Norwich City Centre. This is a rare opportunity to buy a non estate property situated just off Sands Lane. This superb family home offers versatile spacious accommodation including entrance hall, large open plan lounge/diner leading into conservatory, a modern fitted kitchen/breakfast room. On the first floor there is a central landing, three separate bedrooms and a modern spacious family bathroom with bath and shower cubicle. Outside to the front and side and there are lawned gardens which would provide space for extra parking or an extension subject to the appropriate permissions. Outside to the rear there is a large lawned garden with a range of outbuildings along with a driveway providing off road parking. Period properties in this desirable location seldom become available and an early viewing is strongly recommended. *** NO CHAIN ***

Entrance Hall

Laminate flooring, composite sealed unit glazed entrance door, galleried staircase leading to first floor, power points, radiator, understairs storage cupboard.

Lounge/Dining Room

12'0" x 25'11" (3.67 x 7.91)

Laminate flooring, uPVC walk in bay window, power points, tv point, radiators, double doors leading to conservatory, ample space for family size dining table and chairs, living flame gas fire.

Conservatory

11'3" x 10'5" (3.45 x 3.20)

Ceramic tiled flooring, pitched polycarbonate roof, large aspect sealed unit double glazed windows, double doors leading to rear garden, radiator, power points.

Kitchen/Breakfast Room

20'4" x 7'1" (6.20 x 2.16)

Laminate tiled flooring, a full range of modern white fitted kitchen units with extended work surfaces, integral fridge/freezer, integral electric Neff oven with matching Neff hob and stainless steel extraction cooker hood, glass splashback, recess for all white good including plumbing for dishwasher and washing machine, double stainless steel sink with single drainer, power points, radiator, spotlighting, double aspect uPVC windows, uPVC door leading to rear garden, space for dining table and chairs.





Landing

Fitted carpet, power points, full length cupboard.

Bedroom 1

10'2" x 12'3" (3.10 x 3.75)

Fitted carpet, uPVC window, radiator, power points, a range of fitted cupboards and wardrobes.

Bedroom 2

8'5" x 10'6" (2.58 x 3.21)

Fitted carpet, uPVC window, radiator, power points, a range of fitted bedroom furniture including wardrobes and overhead storage cupboards.

Bedroom 3

7'3" x 7'4" (2.22 x 2.26)

Fitted carpet, uPVC window, radiator, power points.

Family Bathroom/Shower Room

Ceramic tiled flooring, modern white bath and shower suite comprising of a panel bath, low level WC, vanity sink, oversize corner shower cubicle enclosed by curved glass screen doors, full length heated towel rail, fully tiled walls, flat plastered ceiling with inset spotlighting, uPVC window.

Outside

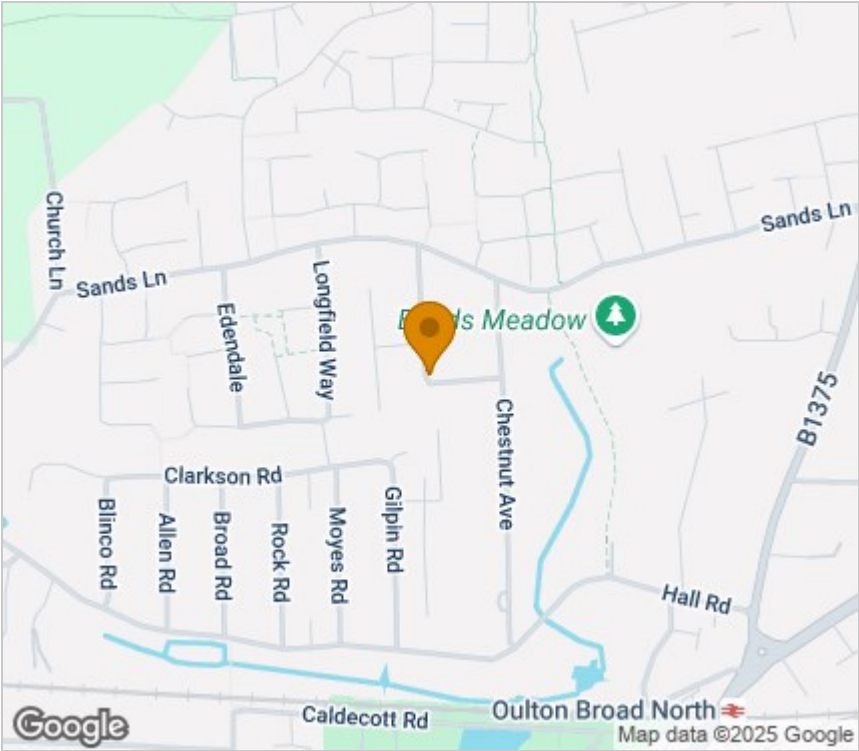
To the front of the property there is a large frontage which is laid to lawn which leads to the side garden, enclosed by high fencing. This would be ideal to convert to a front driveway if required. To the rear of the property there is a large lawned garden with a range of outbuildings including a timber and felt workshop with power points and lighting, there is also a timber summerhouse, greenhouse and a second large timber storage shed. There is a rear driveway providing ample off road parking, a further side garden which would provide space for an extension if required. The side garden leads into front garden.



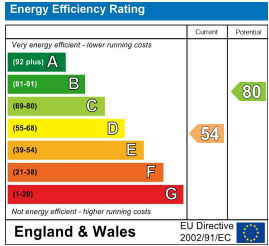
Floor Plan



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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