



**Aldreds**  
Estate Agents

66 Burnt Hill Way

Oulton Broad, Lowestoft, NR33 8PD

Asking Price £270,000





## 66 Burnt Hill Way

Oulton Broad, Lowestoft, NR33 8PD

Aldreds are delighted to offer this detached bungalow situated in this very desirable South Oulton Broad location. The property offers spacious versatile accommodation including entrance hall, spacious lounge, open plan 'L' shaped kitchen/diner, fully heated uPVC conservatory, further inner hallway leading to two double bedrooms and a modern family shower room. Outside to the front there is a long driveway providing ample off road parking for a variety of vehicles which leads to a garage. There is a fully enclosed South facing lawned rear garden with a private side and rear aspect. There are also the benefits of uPVC double glazing and gas fired central heating. Presented to a good standard throughout, Aldreds would recommend an early viewing. No onward chain.

### Wide Entrance Hall

Fitted carpet, power points, Upvc entrance door, 2 x full length storage cupboards.

### Lounge

11'7" x 16'6" (3.54 x 5.03)

Fitted carpet, flat plastered & coved ceiling with inset spot lighting, T.V point, power points, feature fireplace, full length feature radiator, double sliding patio doors leading to the conservatory.

### Conservatory

14'10" x 9'6" (4.53 x 2.91)

Ceramic tiled flooring, pitched glass roof, large aspect Upvc windows, power points, radiator, double patio doors leading out to the rear garden.

### Kitchen/Diner

12'11" x 15'1" (max) (3.96 x 4.60 (max))

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, double stainless steel sink, recess for white goods, power points, tiled splash backs, ample space for family size dining table and chairs, radiator, coved ceiling, spot lighting, double aspect Upvc windows, Upvc door leading to rear garden, wall mounted energy efficient combination boiler.







### Inner Hallway

Fitted carpet, radiator, power points, coved ceiling.

### Bedroom 1

9'8" x 11'1" + wardrobe recess (2.96 x 3.40 + wardrobe recess)

Fitted carpet, coved ceiling, Upvc window, power points, radiator, range of fitted wardrobes with sliding doors.

### Bedroom 2

10'2" x 8'10" (3.11 x 2.70)

Fitted carpet, coved ceiling, power points, Upvc window, full length feature radiator.

### Family Shower Room

Laminate tiled flooring, modern shower suite comprising of a over sized fully tiled shower cubicle, vanity sink unit, low level W.C with enclosed cistern, fully tiled walls, full length heated towel rail, spot lighting, Upvc window.

### Outside

#### Outside To The Front

There is a lawned open plan frontage with long stoned driveway providing ample off road parking for a variety of vehicles leading to a garage.

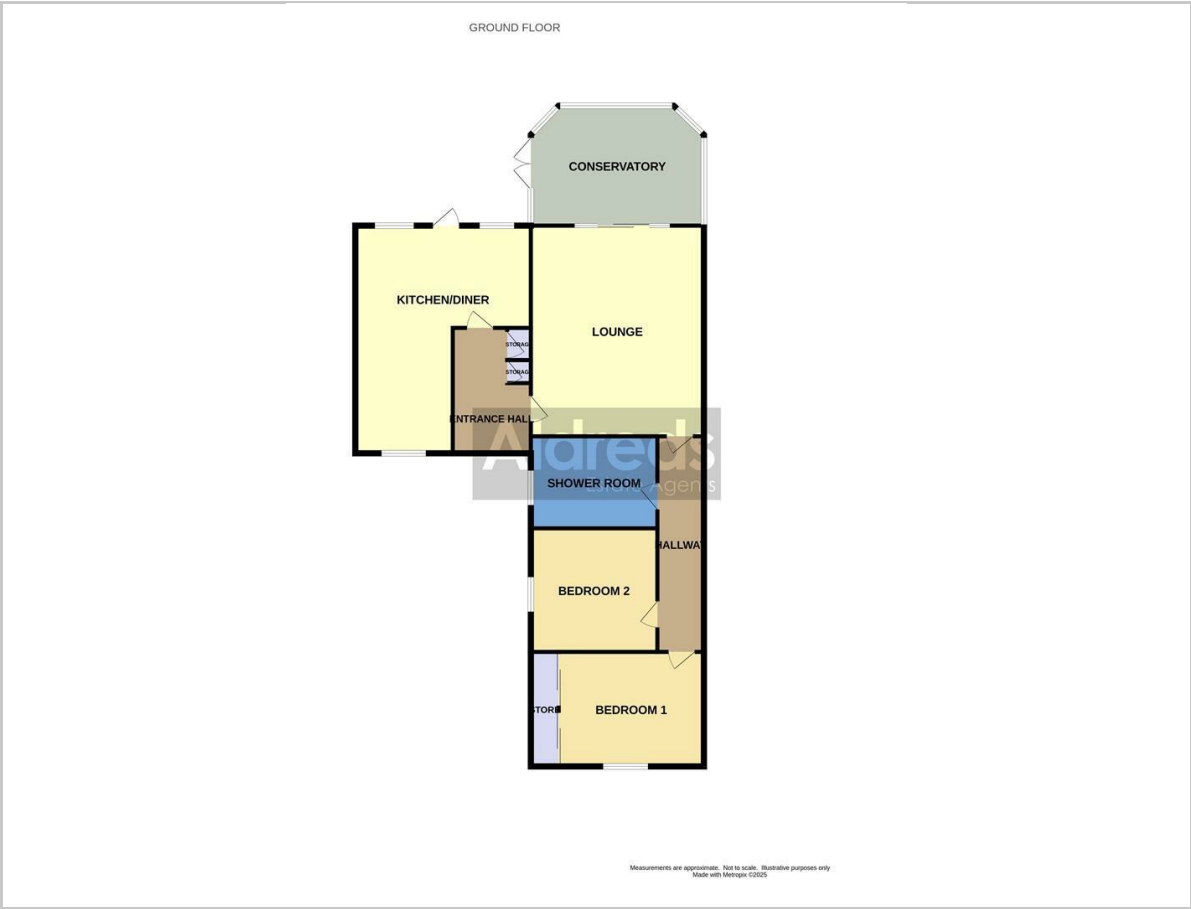
#### Outside To The Rear

There is a fully enclosed lawned garden with a private rear and side aspect, large brick weave patio seating area, range of flower and shrub borders, greenhouse, side access leading to the front driveway. All enclosed by high brick walls and timber fencing.

Ref: L2313/03/25



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

