

Aldreds
Estate Agents

48 Westland Road
Oulton Broad, Lowestoft, NR33 9AD
Asking Price £250,000



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48 Westland Road, Lowestoft, Suffolk, NR33 9AD

We are acting in the sale of the above property and have received an offer of £243,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Aldreds are delighted to offer this large and very well extended 4 bedroomed semi detached house in this very desirable South Oulton Broad location. The extensive accommodation includes an entrance hall, large lounge, open plan kitchen/dining/day room, 2nd sitting room/formal dining room, utility room and ground floor W.C. To the first floor there is a central galleried landing, 4 bedrooms, master with ensuite, family bathroom with bath and shower cubicle. To the outside front there is a large driveway with ample off road parking and to the rear there is a sizable south facing lawned garden. Please note that this property does need redecoration and updating works but offers outstanding value for money and an early viewing is advised.

Entrance Hall

Galleried staircase leading to first floor, radiator, power points, uPVC entrance door.

Lounge

22'0" x 12'9" (6.71 x 3.9)

Fitted carpet, coved ceiling, uPVC window, power points, radiator.

Kitchen/Day/Dining Room

33'0" x 11'10" (10.06 x 3.61)

Kitchen Area:

A range of fitted kitchen units, extended work surfaces, stainless steel sink, recess for white goods. Large dining area which leads to an open plan sitting area with patio doors leading to rear garden.

Sitting Room

12'4" x 17'1" (3.76 x 5.23)

Fitted carpet, coved ceiling, radiator, uPVC windows, power points, tv point.

Inner Hallway

uPVC window, radiator. uPVC door leading to rear garden.

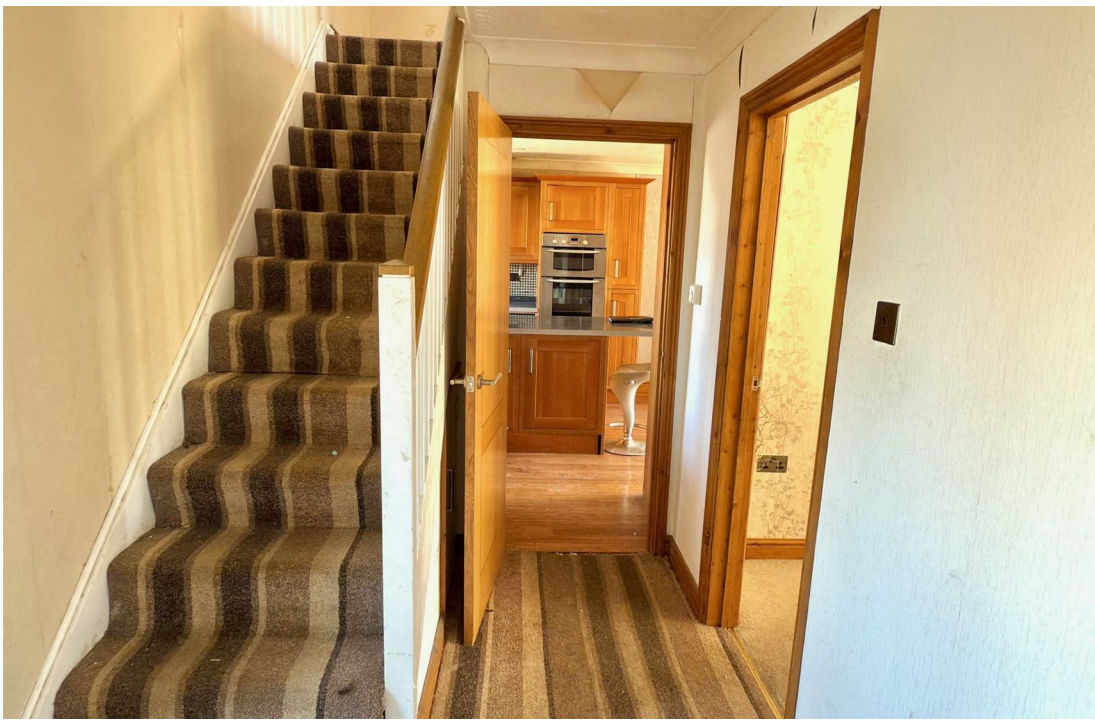
Utility Area

Recess for white goods, extended work surface and tiled splashbacks.

Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level WC, wall mounted sink, radiator.





First Floor

Central galleried landing, coved ceiling, uPVC window, walk in storage cupboard housing the water tank and boiler.

Bedroom 1

13'6" x 11'11" (4.14 x 3.65)

uPVC window, power points, radiator.

En-Suite

Shower cubicle with aqua board splash backs, wall mounted sink, low level W.C, uPVC window.

Bedroom 2

13'6" x 12'1" (4.14 x 3.69)

uPVC window, radiator, power points, fitted cupboard.

Bedroom 3

11'9" x 12'11" (max) I-shaped (3.60 x 3.94 (max) I-shaped)

uPVC window, radiator, power points.

Bedroom 4

9'9" x 8'9" (2.99 x 2.69)

uPVC window, radiator, power points, fitted storage cupboard.

Family Bathroom

White bathroom and shower suite comprising of a panel bath, low level W.C, wall mounted sink, walk in shower cubicle with aqua board splash backs, heated towel rail, uPVC window.

Outside

Outside To The Front

There is an enclosed front garden with shrub borders with a double width driveway providing ample off road parking and is all enclosed by low level brick walls.

Outside To The Rear

There is a sizable lawned south facing garden with timber and felt garden shed, decked seating area, all enclosed by high timber fencing.



Floor Plan

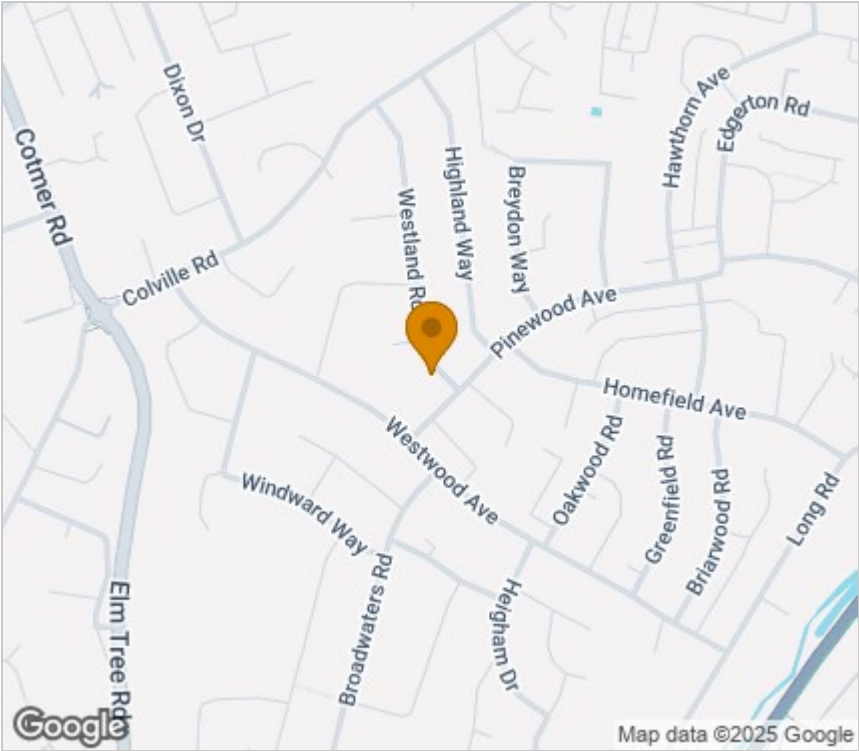


Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

