

Aldreds
Estate Agents



2 Tubby Walk

Oulton Village, Lowestoft, NR32 4GY

Offers In Excess Of £350,000



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Aldreds are delighted to offer this executive three bedroom detached Badger built bungalow situated in this very desirable Oulton Village location. This modern bungalow was built in 2016 and offers outstanding value for money with versatile spacious accommodation including a wide 'L' shaped entrance hall, spacious open plan kitchen/diner, lounge with patio doors leading to the rear garden, three bedrooms, master bedroom with ensuite and a modern family bathroom. Outside to the front there is an open plan frontage providing a brickweave and tarmac driveway which leads down to a detached brick built garage. There is ample off road parking for a variety of cars or leisure vehicles. To the rear there is a fully enclosed lawned garden with patio and decked seating areas. Bungalows in this much sought after location rarely become available and an early viewing is strongly advised.

Wide 'L' Shaped Entrance Hall

Fitted carpet, flat plastered and coved ceiling, loft access leading to insulated loft space, radiator, power points, sealed unit double glazed entrance door, full length airing cupboard and full length cloaks cupboard.

Lounge

11'7" x 15'5" (3.54 x 4.72)

Fitted carpet, flat plastered and coved ceiling, power points, tv point, radiators, double aspect uPVC windows, uPVC doors leading to rear garden.

Kitchen/Diner

11'7" x 13'6" (3.54 x 4.13)

Tile effect vinyl flooring, a full range of quality fitted kitchen units, extended timber work surfaces, double Butler style sink with single drainer, tiled splashbacks, uPVC window, double Neff electric oven with matching four burner gas hob, stainless steel extraction cooker hood, recess for all white goods including plumbing for washing machine, integrated Neff dishwasher, full length integrated fridge/freezer, wall mounted energy efficient boiler, sealed unit double glazed door leading to rear garden, radiator, ample space for family sized dining table and chairs.

Bathroom

Vinyl flooring, modern white bathroom suite comprising of a panel bath, low level WC, pedestal sink, full length heated towel rail, tiled splashbacks, shavers socket, uPVC window, flat plastered and coved ceiling, extractor fan.





Bedroom 1

10'5" x 11'8" (3.19 x 3.56)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point.

Ensuite Shower Room

Vinyl flooring, shower suite comprising of an oversized walk in shower cubicle with tiled walls, pedestal sink with tiled splashback, low level WC, full length heated towel rail, uPVC window, inset spotlighting, extractor fan.

Bedroom 2

8'7" x 11'3" (2.64 x 3.43)

Fitted carpet, flat plastered and coved ceiling, radiator, uPVC window, power points, tv point.

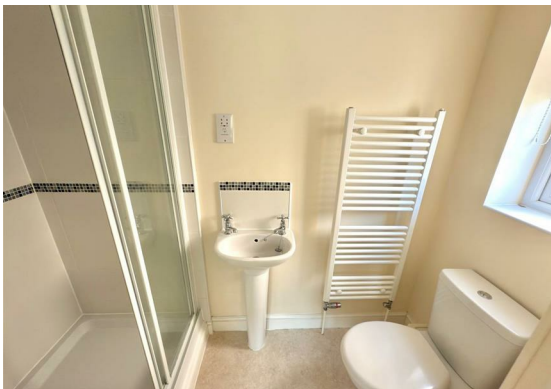
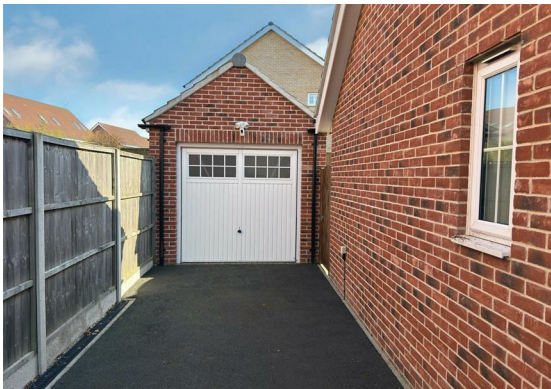
Bedroom 3

10'2" x 9'8" (max) (3.10 x 2.96 (max))

Fitted carpet, flat plastered and coved ceiling, radiator, power points, uPVC window.

Outside

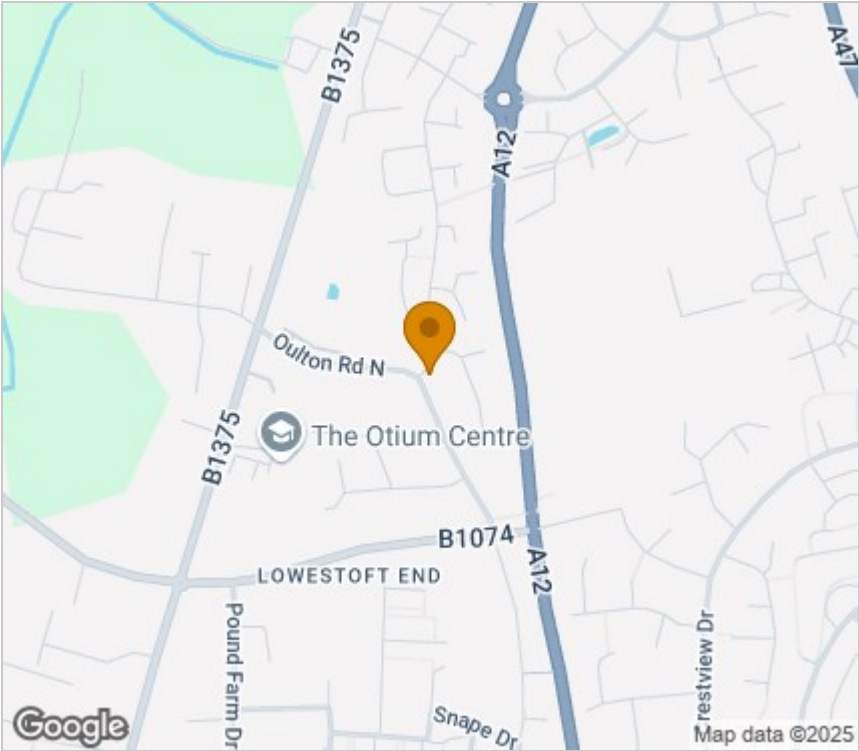
To the front of the property there is an open plan brickweave and tarmac driveway providing ample off road parking for a variety of cars or leisure vehicles, leading to a detached pitched roof brick built garage with up and over door, power points and lighting. To the rear of the property there is a sizeable South facing lawned garden with large patio seating area, a further raised seated area laid to timber decking, flower and shrub borders, side access leading to front driveway, access door to garage. There is a very private side and rear aspect and all enclosed by high timber fencing.



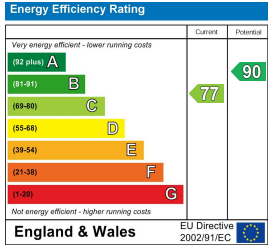
Floor Plan



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.

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