

**Aldreds**  
Estate Agents



24 Colville Road  
Oulton Broad, Lowestoft, NR33 9QT  
Asking Price £375,000





## 24 Colville Road

Oulton Broad, Lowestoft, NR33 9QT

Aldreds are delighted to offer this beautifully presented and very well extended three bedroom semi detached period house situated in this very desirable South Oulton Broad location. This superb family home really does offer lots of character and spacious extended accommodation which includes an entrance porch, entrance hall, open plan lounge/diner, a further central entrance hall, very well extended kitchen/diner/day room and a ground floor bathroom. On the first floor there is a full size landing creating three separate bedrooms with an ensuite shower room to the master bedroom. Outside of the property there is a detached brick built games room which will be ideal for children or as an annexe for elderly relatives and is currently used as a gym/tv room. Outside to the front there is a long driveway providing ample off road parking for a variety of vehicles with a fully enclosed and very private lawned rear garden with a modern patio seating area. There are also the benefits of gas fired central heating, sealed unit double glazed windows and being within walking distance of all local amenities including the Broads National Park. This outstanding family home really is one to be seen to appreciate its character and spacious accommodation along with an external games room. Offered with no onward chain.

### Entrance Porch

Ceramic tiled flooring, uPVC entrance door, uPVC window, full length cloaks/storage cupboards.

### Entrance Hall

Timber flooring, radiator, stairs leading to first floor.

### Lounge/Diner

21'5" x 14'0" (6.54 x 4.29)

Fitted carpet, double aspect uPVC windows, power points, tv point, brick fireplace with large open fire, feature brick walls with timber feature ceiling beams, understairs storage cupboard, enclosed staircase leading to first floor, radiator.

### Rear Entrance Hall

Karndean flooring, Victorian style radiator, uPVC window, uPVC stable style entrance door.

### Bathroom

Ceramic tiled flooring, bathroom suite comprising of a 'P' shaped bath with shower over enclosed by a curved glass screen, pedestal sink, low level WC, fully tiled walls, inset spotlighting, extractor fan, wall mounted electric mirror with touch sensitive light.

### Kitchen/Diner/Day Room

25'1" x 12'10" (7.67 x 3.92)

Karndean flooring, modern quality fitted kitchen with extended work surfaces, extended breakfast bar, composite sink, full range of integral appliances including an eye level Bosch oven with matching combi oven/microwave, fridge/freezer, dishwasher, four burner gas hob, extraction cooker hood with glass splashback.

### Family Area:

Space for sofas, tv point, bi-folding doors leading to rear garden, ample space for family size dining table and chairs, radiator, two central skylights, flat plastered ceiling with inset spotlighting.







### Utility Room

Karndean flooring, fitted wall and base units, extended work surfaces, stainless steel sink with single drainer, plumbing for an automatic washing machine, space for tumble dryer, full length towel rail/radiator, inset spotlighting.

### Central 'L' Shaped Landing

Fitted carpet, flat plastered ceiling, inset spotlighting, uPVC window, power points, radiator, three separate bedrooms leading off, full length storage cupboard, further storage/cloaks cupboards with sliding doors.

### Bedroom 1

15'10" x 13'5" (4.83 x 4.10)

Fitted carpet, flat plastered ceiling with inset spotlighting, power points, uPVC windows, loft access leading to loft space with pull down ladder, a range of fitted cupboards/wardrobes with TV stand.

### Ensuite

LVT flooring, fully tiled shower cubicle, pedestal sink, low level WC with matching bidet, full length heated towel rail, inset spotlighting, flat plastered ceiling, extractor fan, uPVC window.

### Bedroom 2

10'7" x 11'3" (3.25 x 3.44)

Fitted carpet, uPVC window, flat plastered ceiling, inset spotlighting, radiator, power points.

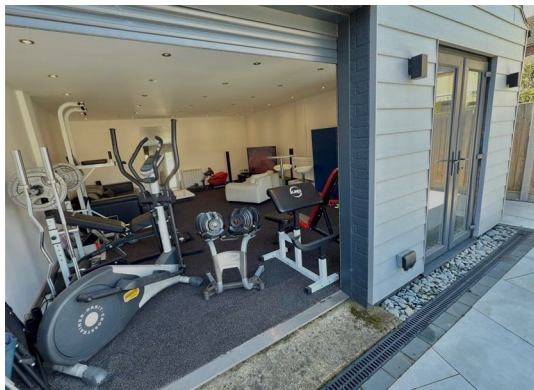
### Bedroom 3

6'10" x 10'2" (2.10 x 3.10)

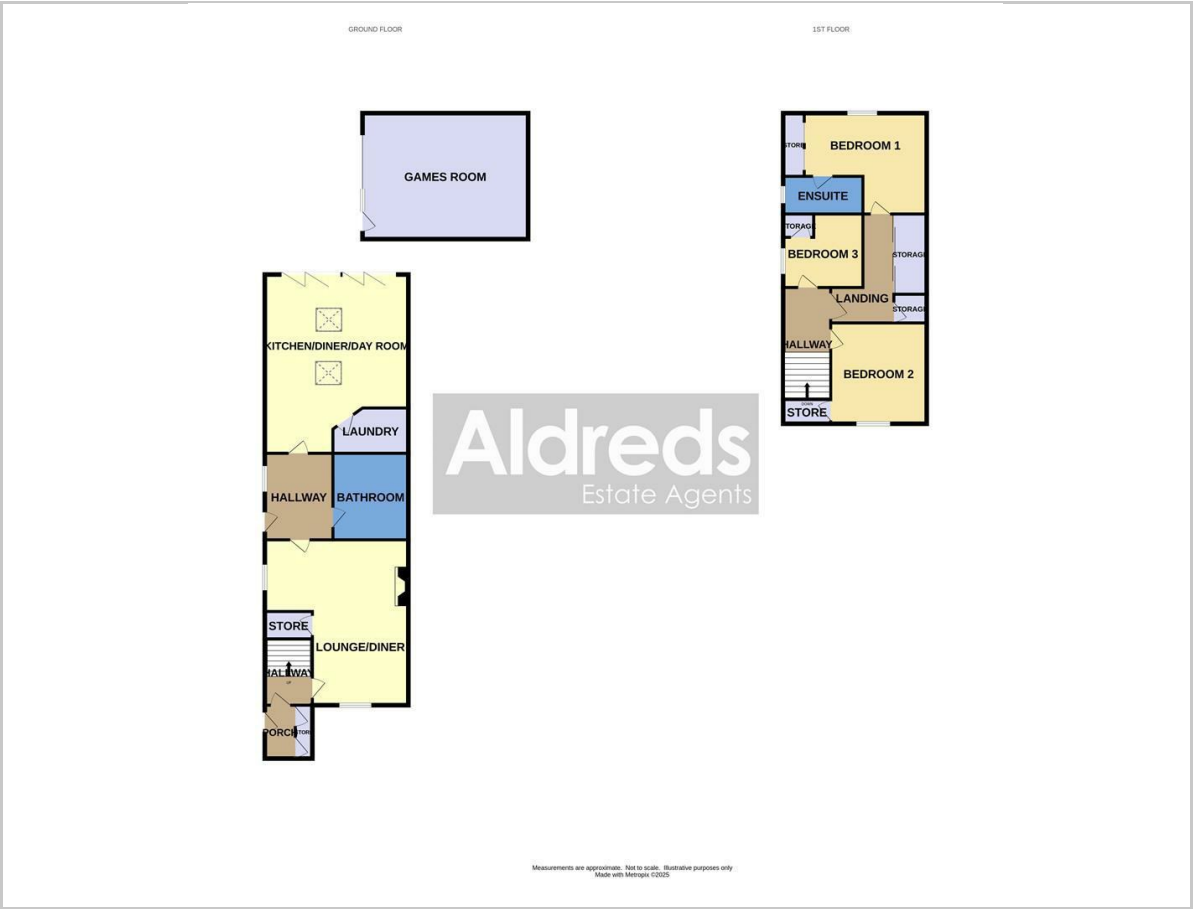
Fitted carpet, flat plastered ceiling, inset spotlighting, full length fitted cupboard, uPVC window, radiator.

### Outside

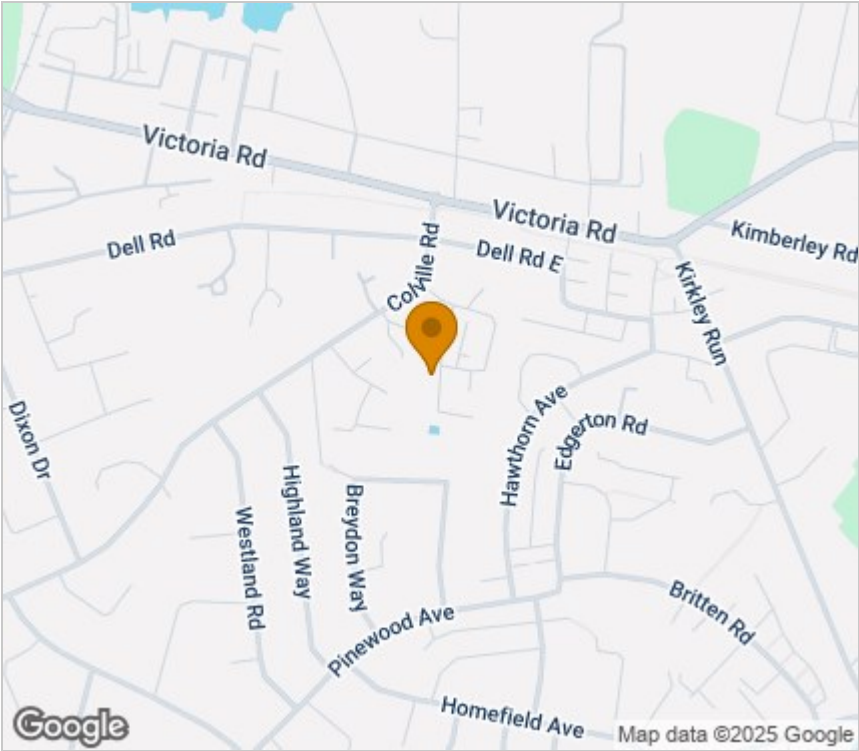
To the front of the property there is an enclosed garden with concrete driveway providing ample off road parking for a variety of cars or leisure vehicles. To the rear there is a private lawned garden, beautiful patio seating area and a large double width detached games room being ideal for a Varsity of uses.



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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