



**Aldreds**  
Estate Agents

46 Oulton Road

North Oulton Broad, Lowestoft, NR32 4QP

Asking Price £295,000





## 46 Oulton Road

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Aldreds are delighted to offer this beautifully refurbished 2 bedroomed detached bungalow situated in this very desirable North Oulton Broad location. The current owners have improved this property with absolutely no expense spared with quality fixtures and fittings throughout. The versatile accommodation includes a wide entrance hall, spacious lounge, 2 double bedrooms, modern main bathroom and a fantastic open plan kitchen/diner. The gas central heating is fired by a modern combi boiler and the property has been tastefully decorated throughout with quality floor coverings and Upvc windows/doors. Within walking distance there are local amenities and the Broads National Park. The outside front and rear gardens are cleverly designed to create privacy and little maintenance. Properties refurbished and presented to this high standard rarely become available in this location. An early viewing is strongly recommended. No onward chain.

### Wide 'L' Shaped Entrance Hall

Fitted carpet, uPVC entrance door, radiator, loft access leading to an insulated loft space, full length storage cupboard.

### Lounge

14'2" x 11'8" (4.33 x 3.56)

Fitted carpet, double aspect uPVC windows, radiator, power points, telephone point, tv point, modern fireplace with marble effect inset hearth with living flame electric fire.

### Kitchen/Diner

12'10" x 13'5" (max) (3.93 x 4.1 (max))

Timber effect vinyl flooring, range of quality modern fitted kitchen units with extended marble effect work surfaces, double stainless steel sink with single drainer, tiled splash backs, recess for white goods including plumbing for a dishwasher and washing machine, built in double electric oven with matching four burner ceramic hob, modern vertical extraction cooker hood, double aspect uPVC windows, uPVC door, full length double cupboard housing the modern energy efficient combination boiler, ample space for family size dining table and chairs, radiator, tv point.







### Bedroom 1

12'11" x 9'4" (3.96 x 2.85)

Fitted carpet, double aspect uPVC windows, radiator, power points, full length fitted cupboard/wardrobe.

### Bedroom 2

11'3" x 10'2" (3.45 x 3.11)

Fitted carpet, uPVC window, radiator, power points.

### Bathroom

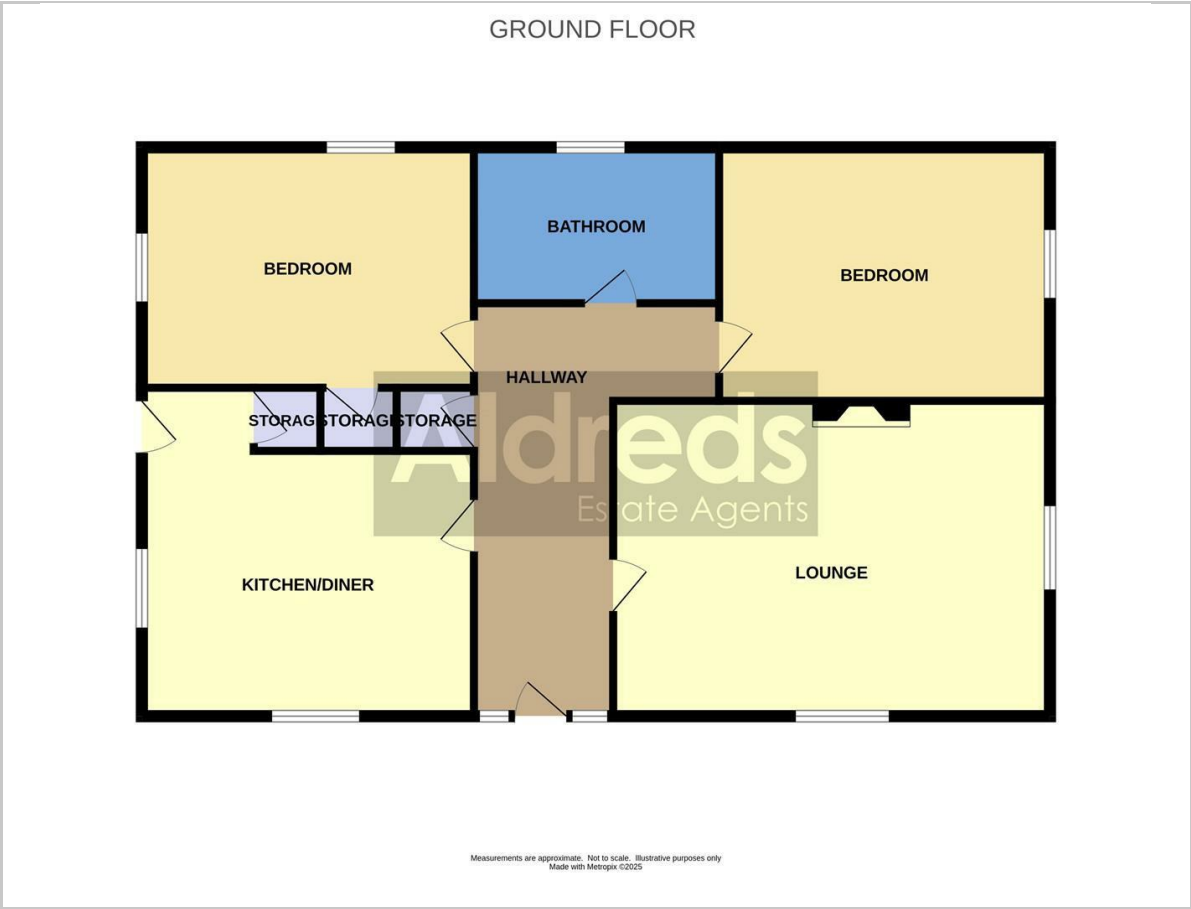
Ceramic tiled flooring, modern quality fitted bath and shower suite comprising of a shower set over a panel bath enclosed by a folding glass screen, pedestal sink, low level WC with enclosed cistern, part tiled walls, uPVC window, radiator.

### Outside

To the front of the property there is a beautifully presented corner plot which is laid to low maintenance ornamental stone with a full range of specimen flowers and shrubs with brick weave footpaths. To the side there is a long driveway providing ample off road parking for a variety of cars or leisure vehicles. There is also space to build a garage (subject to planning permission). To the rear there is a beautifully presented lawned garden with a range of flower and shrub borders, timber and felt garden shed, all enclosed by high timber fencing, gate leading to rear driveway.



Floor Plan

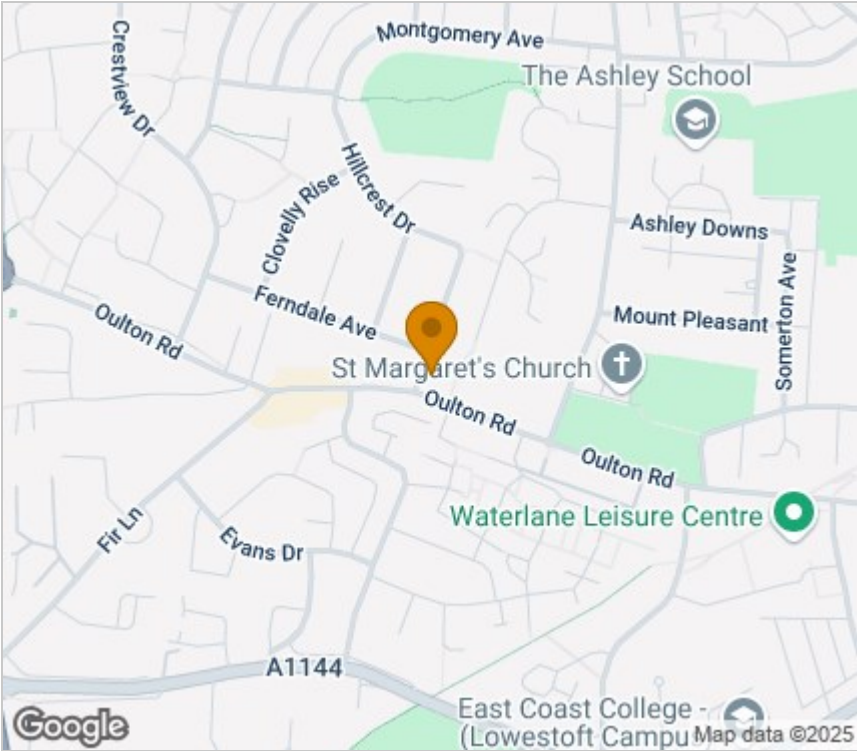


Viewing

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

