



131 Higher Drive

Oulton Broad, Lowestoft, NR32 3DE

Asking Price £280,000





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Aldreds are delighted to offer this fully refurbished larger 2 bedroomed detached bungalow situated in this North Oulton Broad location. The current owners have improved the property with no expense spared with quality fixtures and fittings throughout and the electrics have been fully rewired. The spacious accommodation includes a wide entrance porch leading to a l-shaped entrance hall, spacious open plan lounge/diner leading in to a fully heated full length conservatory, newly fitted quality kitchen with all integral appliances included, newly fitted shower room and 2 double bedrooms. To the outside front there is a large driveway providing ample off road parking which leads down to a detached pitched roof garage and to the rear there is a fully enclosed and very private lawned garden. Viewing is strongly recommended to appreciate the quality and presentation of this bungalow and benefits also include gas central heating and Upvc double glazed windows throughout & Within walking distance of all local amenities along with the Broads National Park. \*\*\* NO CHAIN \*\*\*

### Wide Entrance Porch

Luxury vinyl flooring, large aspect Upvc window, radiator, sealed unit entrance door.

### Wide L-Shaped Entrance Hall

Luxury vinyl flooring, flat plastered and coved ceiling, inset spot lighting, radiator, full length walk in storage cupboard.

### Lounge/Diner

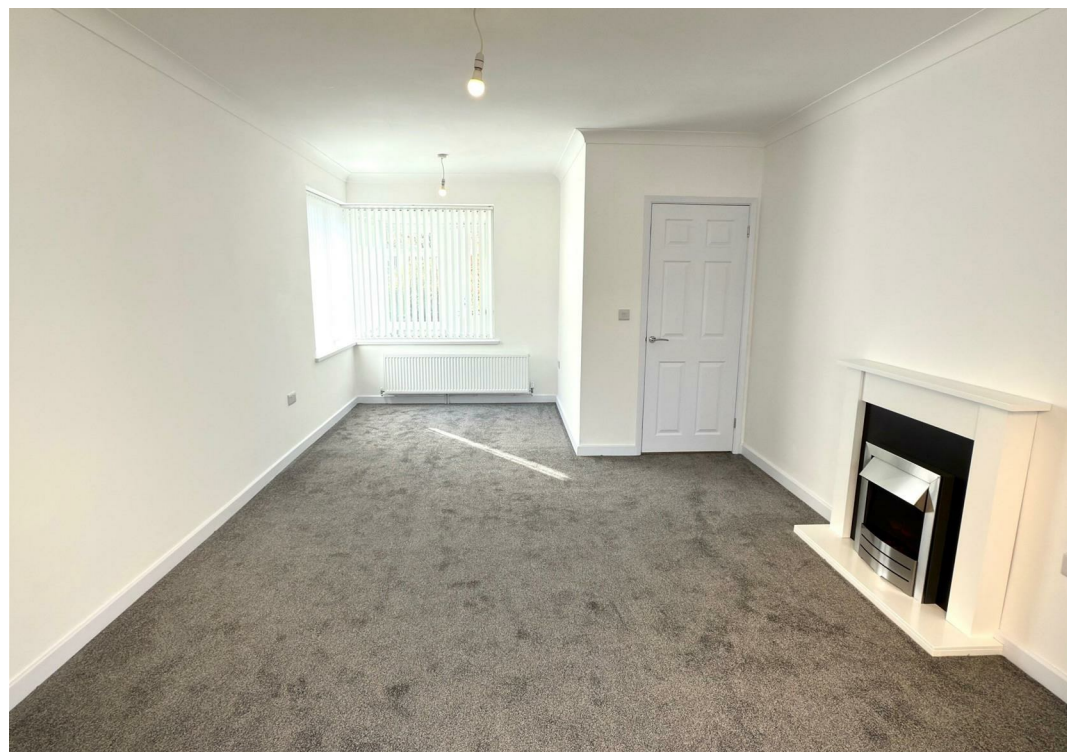
11'11" x 19'10" (3.65 x 6.06)

Newly fitted carpet, flat plastered and coved ceiling, modern fireplace with inset living flame electric fire, double aspect Upvc windows including Upvc double doors leading to conservatory, ample space for family size dining table and chairs, power points, T.V point, radiator.

### Full Length Conservatory

9'5" x 20'1" (2.89 x 6.13)

Laminate flooring, poly carbonate roof, large aspect Upvc windows, radiator, power points, double Upvc doors leading out to the rear garden.







### Kitchen

13'6" x 9'5" (4.12 x 2.88)

Luxury vinyl flooring, full range of quality brand new fitted kitchen units with a full range of quality integral appliances including a full length fridge/freezer, dishwasher, double stainless steel oven with matching four burner gas hob, glass splash back, enclosed extraction cooker hood, flat plastered & coved ceiling with inset spot lighting, power points, plumbing for washing machine, stainless steel sink with single drainer, double aspect Upvc windows including Upvc sliding door leading in to the conservatory, Upvc door leading out to the driveway.

### Shower Room

Luxury vinyl flooring with a brand new quality shower suite including a double width shower cubicle enclosed by sliding glass doors, vanity sink unit, low level W.C, full length heated towel rail, Upvc window.

### Bedroom 1

11'5" x 13'11" (3.48 x 4.26)

Newly fitted carpet, flat plastered and coved ceiling, power points, radiator, Upvc bay window.

### Bedroom 2

9'9" x 10'2" (2.99 x 3.10)

Newly fitted carpet, flat plastered ceiling, power points, radiator, Upvc window.

### Outside

#### Outside To The Front

There is a beautifully presented garden which is laid to ornamental slate, range of shrub borders, long brick weave driveway providing ample off road parking for a variety of vehicles with a footpath leading to front door. The driveway does lead down to a detached pitched roof garage.

#### Outside To the Rear

There is a beautifully presented enclosed lawned garden with a very private rear and side aspect, brick weave patio seating area, full range of flower and shrub borders.



Floor Plan



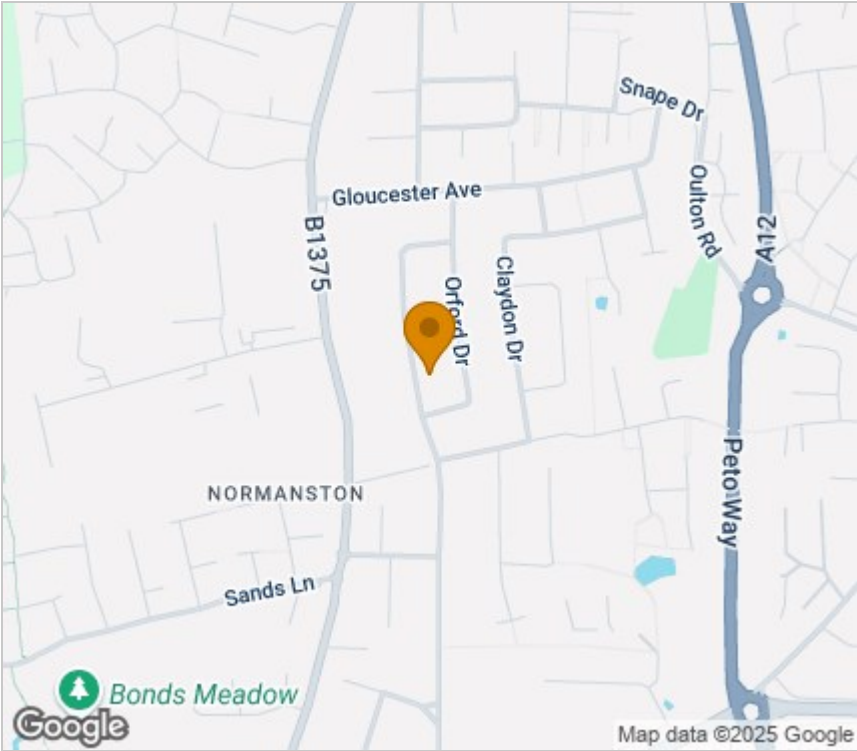
Viewing

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

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Area Map



Energy Efficiency Graph

