

Aldreds
Estate Agents



54 Broadwaters Road
Oulton Broad, Lowestoft, NR33 9HR
Asking Price £400,000



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Aldreds are delighted to offer this 4 bedroomed detached house situated in this very desirable South Oulton Broad location being within walking distance of all local amenities along with Broads National Park and Pakefield Beach. This superb family home is presented to an immaculate standard throughout with quality fixtures and fittings and versatile family accommodation including an entrance porch, wide entrance hall, spacious lounge/diner with bi folding doors leading in to the garden room, formal dining room, kitchen/breakfast room, utility room along with a ground floor shower room. On the first floor there is a central galleried landing with 4 bedrooms and a second family shower room. To the outside front there is a large brick weave driveway providing ample off road parking for a variety of cars or leisure vehicles which leads to a brick built garage with up and over door, power points and lighting. To the rear there is a beautifully presented west facing lawned garden with a range of flower and shrub borders and fruit trees. There are also the benefits of gas fired central heating and Upvc double glazed windows. Properties presented to this immaculate standard in this location rarely become for sale and an early viewing is strongly recommended.

Wide Entrance Porch

Ceramic tile flooring, uPVC entrance door, uPVC window, radiator, power points.

Wide Entrance Hall

Laminate flooring, galleried staircase leading to first floor, power points, flat plastered and coved ceiling.

Ground Floor Shower Room

Ceramic tile flooring, quality fitted shower suite comprising of a shower cubicle with aquaboard splashbacks, low level WC, pedestal sink, radiator, uPVC window, extractor fan, a range of fitted cupboards.

Lounge

11'5" x 21'6" (3.50 x 6.57)

Fitted carpet, flat plastered and coved ceiling, timber fireplace with marble effect inset and hearth and living flame gas fire, tv point, power points, radiator, bi-folding doors leading to garden room.

Garden Room

12'11" x 9'10" (3.96 x 3.00)

Timber effect vinyl flooring, large aspect uPVC windows, radiator, power points, double patio doors leading to rear garden, bi-folding doors leading to lounge, inset spotlighting, flat plastered pitched ceiling.

Dining Room

10'0" x 10'9" (3.06 x 3.30)

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





Kitchen/Breakfast Room

7'2" x 12'6" (2.20 x 3.83)

Timber effect vinyl flooring, full range of quality fitted kitchen units with extended work surfaces, built in double stainless steel oven, four burner ceramic hob, enclosed extraction cooker hood, double composite sink with single drainer, tiled splashbacks, radiator, power points, ample space for table and chairs if required.

Utility Room

Timber effect vinyl flooring, a range of quality fitted kitchen units, extended work surfaces, integrated appliances including fridge, freezer, dishwasher and washing machine, uPVC window, uPVC door, tiled splashbacks, inset spotlighting, flat plastered and coved ceiling.

Central Galleried Landing

Fitted carpet, flat plastered and coved ceiling, radiator, uPVC window, full length storage cupboard.

Bedroom 1

12'11" x 11'4" (3.94 x 3.47)

Fitted carpet, coved ceiling, full length storage cupboard, radiator, power points, tv point, uPVC window.

Bedroom 2

10'1" x 11'11" (3.08 x 3.65)

Laminate flooring, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point.

Bedroom 3

9'10" x 7'0" (3 x 2.15)

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

Bedroom 4

11'0" x 6'10" (3.37 x 2.1)

Laminate flooring, uPVC window, power points, currently used as a dressing room with a full range of wardrobes.

Family Shower Room

Ceramic tiled flooring, quality fitted shower suite comprising of a double length shower cubicle with aquaboard splashbacks, round bowl sink unit, low level WC, sealed unit double glazed window, shavers socket, full length heated towel rail.

Outside

To the front of the property there is a beautifully presented lawned garden, brickweave driveway providing parking for cars or leisure vehicles leading to a garage with an up and over door, power and lighting. Outside to the rear there is a beautifully presented West facing lawned garden with a full range of flower and shrub borders, central fruit trees, a large patio seating area with timber pergola, timber and felt garden shed, all enclosed by high fencing.



Floor Plan

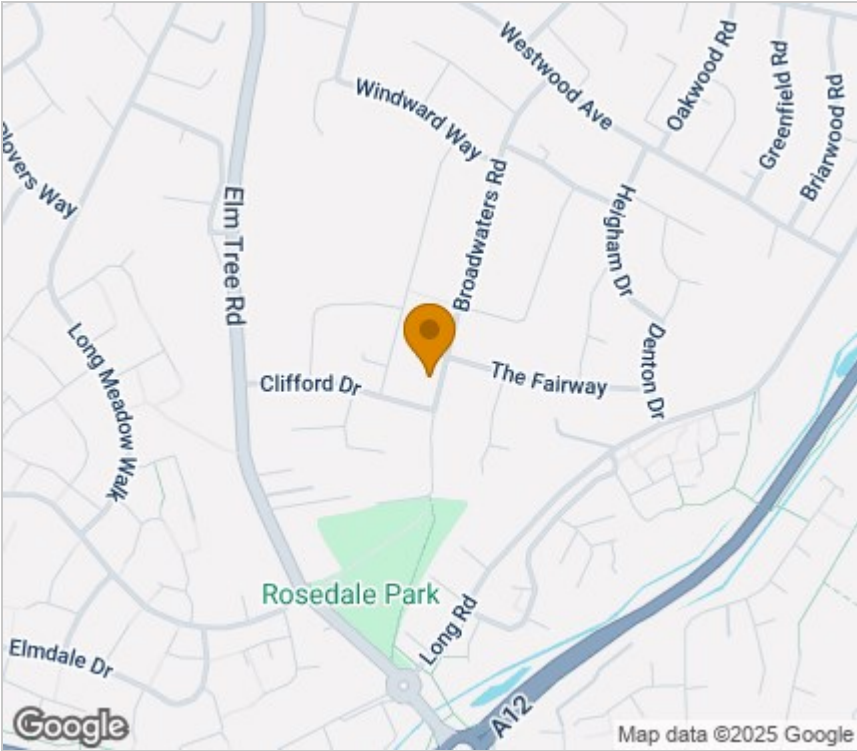


Viewing

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

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Area Map



Energy Efficiency Graph

