

**Aldreds**  
Estate Agents



20 Lime Avenue

Oulton Broad, Lowestoft, NR32 3QG

Asking Price £375,000



## 20 Lime Avenue

Oulton Broad, Lowestoft, NR32 3QG

Aldreds are delighted to offer this substantial four/five bedroom detached house situated in this very desirable Oulton Broad location situated on the Limes development. This outstanding family home offers spacious versatile accommodation including a wide entrance hall, spacious lounge, formal dining room/bedroom five, beautiful open plan kitchen/diner. On the first floor there is a wide central galleried landing, four bedrooms (master with ensuite) and a family bathroom. Outside to the front there is a long driveway providing ample off road parking for a variety of vehicles which leads to a pitched roof brick garage. To the rear there is a fully enclosed South facing lawned garden with patio seating area. The property is presented to an immaculate standard throughout with quality fixtures and fittings. These larger four bedroom detached homes rarely become available in this location and an early viewing is strongly recommended.

### Wide Entrance Hall

Karndean flooring, stairs leading to first floor, radiator, flat plastered ceiling, composite entrance door.

### Lounge

11'0" x 13'4" (3.36 x 4.07)

Fitted carpet, flat plastered ceiling, uPVC window, power points, tv point, radiator, air conditioning unit.

### Kitchen/Diner

20'3" x 9'6" (6.19 x 2.90)

Karndean flooring, full range of quality fitted kitchen units, extended work surfaces, integral stainless steel oven with matching four burner gas hob, enclosed extraction cooker hood with stainless steel splashback, recess for white goods including plumbing for a dishwasher, double stainless steel sink with single drainer, power points, uPVC window, inset spotlighting, flat plastered ceiling, ample space for family size dining table and chairs, feature full length radiator, double patio doors leading out to rear garden, tv point, air conditioning unit.

### Utility Room

Karndean flooring, range of fitted wall and base units, extended work surfaces, recess for tumble dryer and washing machine, radiator, wall mounted energy efficient combination boiler, sealed unit double glazed door leading out to the rear garden.

### Ground Floor WC

Karndean flooring, low level WC, pedestal sink, radiator, tiled splashback, uPVC window.

### Wide Central Galleried Landing

Fitted carpet, flat plastered ceiling, loft access leading to an insulated loft space, full length storage cupboard.





### Bedroom 1

13'2" x 11'5" (4.02 x 3.49)

Fitted carpet, flat plastered ceiling, radiator, uPVC window, power points with USB sockets, tv point, air conditioning unit.

### Ensuite Shower Room

Laminate flooring, shower suite comprising of a fully tiled shower cubicle, low level WC, pedestal sink, radiator, tiled splashbacks, shavers socket, uPVC window, inset spotlighting, extractor fan.

### Bedroom 2

12'10" x 11'6" (max) (3.92 x 3.52 (max))

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

### Bedroom 3

9'8" x 9'0" (2.97 x 2.75)

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

### Bedroom 4

8'7" x 7'8" (2.62 x 2.36)

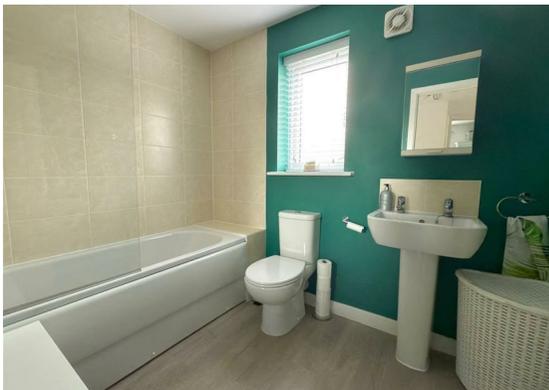
Fitted carpet, power points, flat plastered ceiling, uPVC window, radiator, tv point.

### Family Bathroom

Laminate flooring, quality fitted bathroom suite comprising of a shower set over a panel bath with folding glass screen, low level WC, pedestal sink, tiled splashbacks, radiator, uPVC window, extractor fan, flat plastered ceiling with inset spotlighting.

### Outside

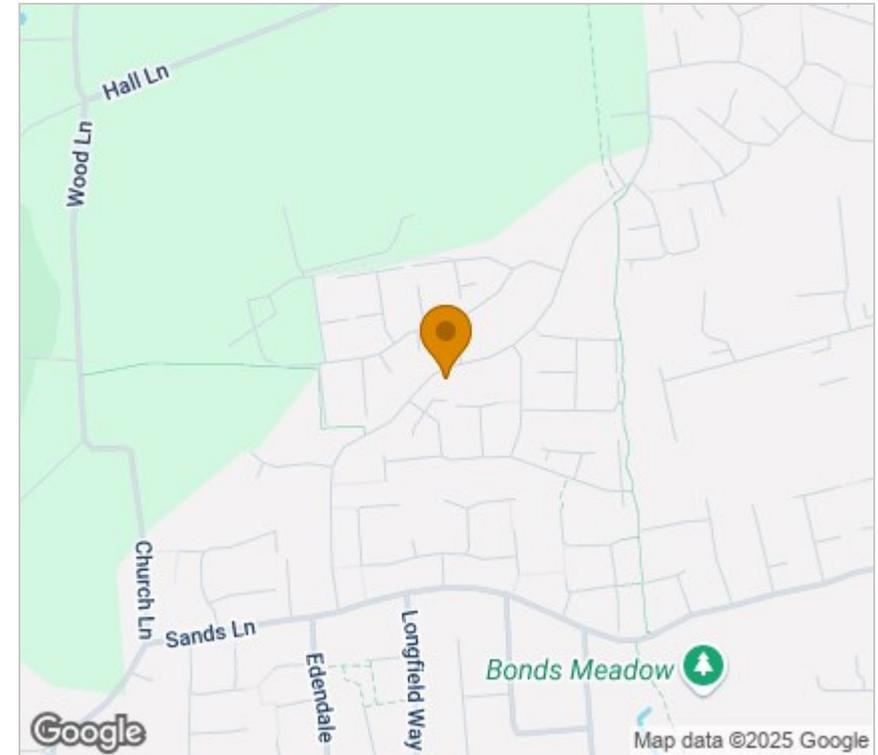
To the front of the property there is an open plan front garden with long driveway leading to a brick built pitched roof garage, all providing ample off road parking for a variety of vehicles. To the rear there is a South facing lawned garden with a range of flower and shrub borders, all enclosed by modern timber fencing, access door leading to garage, gate leading to driveway.



## Floor Plan



## Area Map



## Viewing

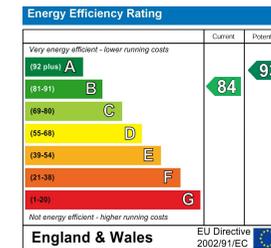
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA