



28 Broadwaters Road  
Oulton Broad, Lowestoft, NR33 9HY

Asking Price £375,000



## 28 Broadwaters Road

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Aldreds are delighted to offer this six bedroom extended detached property situated in this very desirable Broadwaters Road location with South Lowestoft. This outstanding family home is presented to an excellent standard throughout with modern fixtures and fittings and tasteful decorations. The spacious versatile living accommodation includes a wide entrance hall with feature galleried staircase, ground floor WC, open plan lounge/diner leading into a uPVC garden room, a modern fitted kitchen/breakfast room, two ground floor bedrooms. On the first floor there is a wide central galleried landing, four bedrooms and a family shower room. Outside to the front of the property there is a wide driveway providing ample off road parking for a variety of cars or leisure vehicles leading to a garage with electric door. To the rear there is a very well presented and private lawned garden with patio seating area and greenhouse. (the greenhouse and shed will not be including in the sale) Other benefits include gas central heating and uPVC double glazed windows and doors. Six bedroom homes in this desirable location being with walking distance of local amenities seldom become available and an early viewing is strongly recommended.

### Long Entrance Hall

Fitted carpet, radiator, galleried staircase leading to first floor, full length understairs cupboard, telephone socket, power points with USB sockets.

### Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level WC, wall mounted sink, tiled splashbacks, radiator, uPVC window.

### Lounge/Diner

13'7" x 24'3" (4.16 x 7.4)

Fitted carpet, flat plastered ceiling, two feature full length radiators, power points, tv point, double aspect uPVC windows, patio doors leading into garden room, cast iron multi-fuel fire, ample space for family size dining table and chairs.

### Garden Room

14'1" x 12'1" (4.31 x 3.7)

LVT flooring, pitched self cleaning glass roof, large aspect uPVC windows, power points with USB sockets, full length feature radiator, double uPVC doors leading out to the rear garden.

### Kitchen/Breakfast Room

14'5" x 10'4" (4.41 x 3.17)

LVT flooring, recently installed quality fitted kitchen with central island, full range of fitted base and wall units, eye level double Hotpoint oven, composite sink with single drainer, five burner gas hob, extraction cooker hood, glass splashback, inset spotlighting, flat plastered ceiling, power points with USB sockets, recess for washing machine, space for American style fridge/freezer, breakfast bar, double aspect uPVC windows, uPVC door leading out to garden, uPVC door leading into garden room.

### Ground Floor Bedroom

11'4" x 8'8" (3.46 x 2.66)

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





#### Sitting Room/Bedroom

9'2" x 14'5" (2.81 x 4.41)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, tv point, double fitted cupboard/wardrobe. (Would be an ideal bedroom, work from home office or second sitting room)

#### Central Galleried Landing

Fitted carpet, uPVC window, radiator, flat plastered ceiling, loft access leading to boarded loft space with pull down ladder.

#### Bedroom 1

11'2" x 12'0" (3.41 x 3.66)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

#### Bedroom 2

11'2" x 11'11" (3.42 x 3.65)

Fitted carpet, coved ceiling, inset spotlighting, radiator, power points, uPVC window, double fitted cupboard/wardrobe.

#### Bedroom 3

9'2" x 11'2" (2.8 x 3.42)

Fitted carpet, flat plastered and coved ceiling, inset spotlighting, double aspect uPVC windows, radiator, double fitted cupboard/wardrobe.

#### Bedroom 4

8'8" x 7'4" (2.65 x 2.26)

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

#### Family Shower Room

Vinyl flooring, modern shower suite comprising of a fully tiled shower cubicle, pedestal sink, low level WC, full length wall mounted fitted cupboard, flat plastered ceiling, inset spotlighting, extractor fan, uPVC window, heated towel rail, radiator.

#### Outside

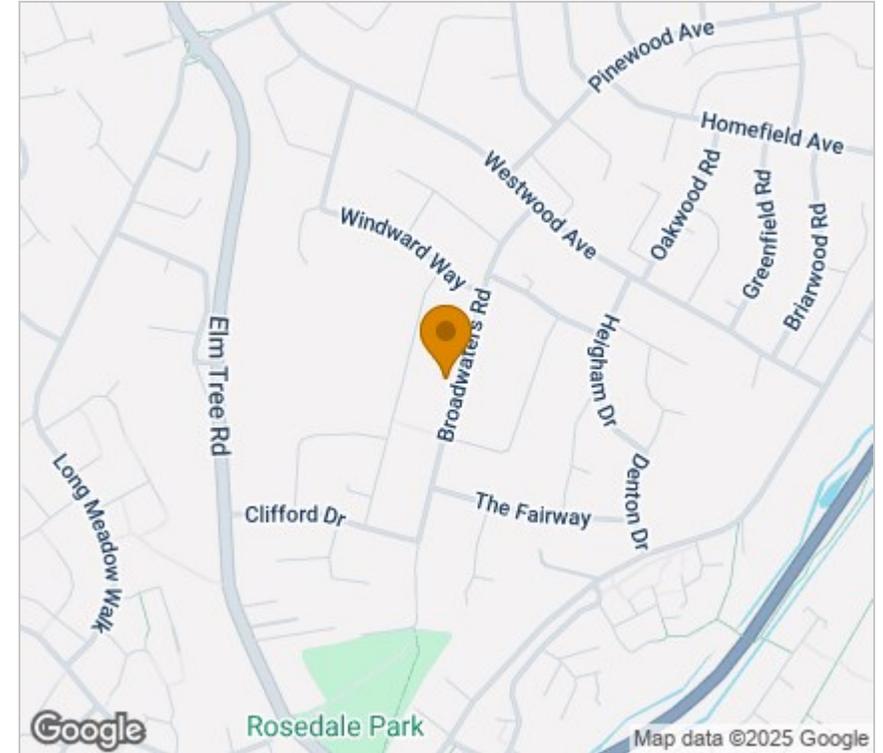
To the front of the property there is a wide driveway providing ample off road parking for a variety of cars or leisure vehicles leading to a brick built garage with up and over door, power and lighting. To the rear of the property there is a beautifully presented West facing lawned garden with a full range of specimen flower and shrubs, timber and felt garden shed, greenhouse, timber pergola, patio seating area, very private rear and side aspect, side gate leading to front driveway.



## Floor Plan



## Area Map



## Viewing

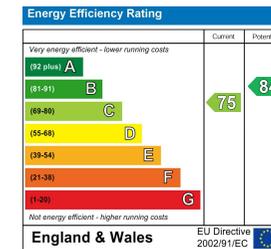
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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