

Aldreds
Estate Agents



42 Gloucester Avenue
Oulton Broad, Lowestoft, NR32 4SG
Asking Price £245,000



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Aldreds are delighted to offer this very well presented 3 bedroomed semi detached house situated in this very desirable North Oulton broad location. The versatile family accommodation includes an entrance porch, spacious lounge, open plan kitchen/diner leading in to conservatory. To the first floor there is a central landing, 3 separate bedrooms and a modern family shower room. To the outside front there is a large driveway providing ample off road parking for a variety of vehicles and to the rear there is a spacious lawned garden with patio seating area. Within walking distance there are all local amenities, good bus service and also within easy access of Oulton Broad National Park. The benefits include gas central heating and Upvc double glazing and family properties in this desirable location rarely become for sale and an early viewing is recommended.

Entrance Porch

Laminate flooring, Upvc entrance door, radiator, Upvc window.

Lounge

11'1" x 18'11" (3.4 x 5.77)

Laminate flooring, flat plastered and coved ceiling, T.V point, power points, modern fireplace with inset living flame electric fire, Upvc window, radiator.

Kitchen/Diner

8'9" x 18'10" (2.67 x 5.76)

Ceramic tiled flooring, range of modern fitted kitchen unites, extended timber work surfaces, double stainless steel sink with single drainer, tiled splash backs, power points, double eye level electric oven, four burner ceramic hob, enclosed extraction cooker hood, full length storage/pantry cupboard, recess for white goods including plumbing for washing machine, ample space for family size dining table and chairs, flat plastered and coved ceiling with inset spot lighting, radiator and double sliding doors leading to the conservatory.





Conservatory

7'11" x 9'10" (2.42 x 3.0)

Ceramic tiled flooring, poly carbonate roof, large aspect Upvc windows, Upvc door leading to the rear garden.

First Floor

Central landing with fitted carpet, radiator, Upvc window.

Bedroom 1

11'8" x 10'7" (3.57 x 3.23)

Fitted carpet, Upvc window, radiator, power points, built in double fitted wardrobe.

Bedroom 2

12'0" x 7'4" (3.66 x 2.26)

Fitted carpet, coved ceiling, power points, Upvc window, radiator, double fitted wardrobe.

Bedroom 3

10'9" x 6'7" (3.29 x 2.02)

Fitted carpet, coved ceiling, radiator, power points, Upvc window, telephone point, double fitted cupboard/wardrobe.

Family Shower Room

Tiled effect vinyl flooring, modern shower suite comprising of a double shower cubicle with aqua board splash backs, pedestal sink, low level W.C, heated towel rail, Upvc window.

Outside

Outside To The Front

There is a triple width driveway providing ample off road parking for a variety of cars or leisure vehicles leading to a detached garage.

Outside To The Rear

There is a fully enclosed lawned garden with private rear aspect, patio seating area, flower and shrub borders, timber and felt garden shed.



Floor Plan

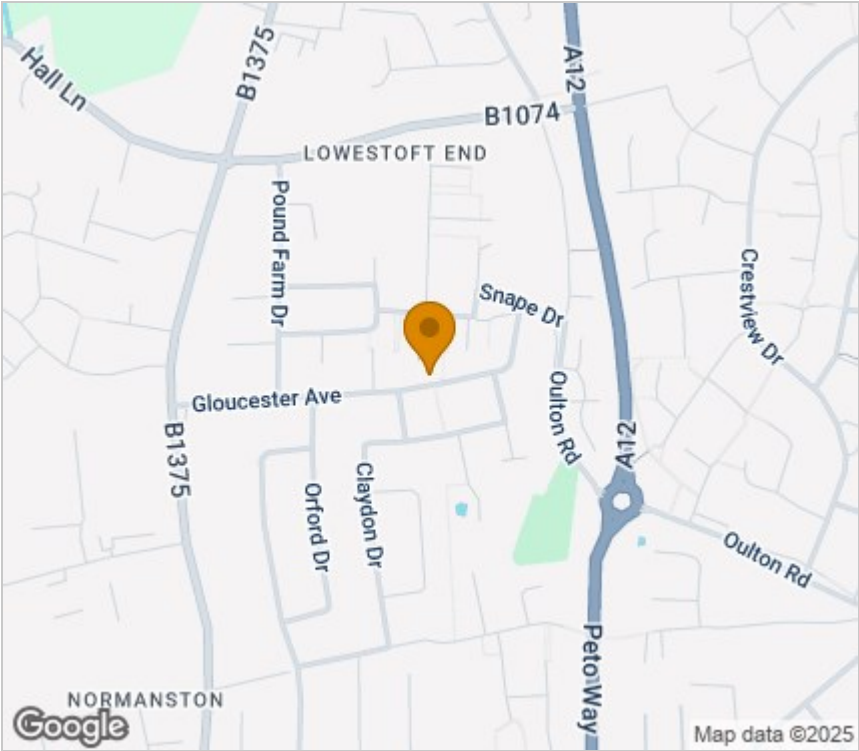


Viewing

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

