

Aldreds
Estate Agents



12 Desmond Close

Oulton Broad, Lowestoft, NR32 3JY

Asking Price £340,000



12 Desmond Close

Oulton Broad, Lowestoft, NR32 3JY

Aldreds are delighted to offer this large and very well extended 4 bedroomed semi detached house in this very desirable North Oulton Broad location situated in a cul de sac just off Sands Lane. This outstanding family home is presented to a good standard throughout with versatile spacious accommodation including an entrance porch, entrance hall, ground floor W.C, open plan lounge/diner, formal dining room, extended open plan kitchen/diner with utility room, conservatory. To the first floor there is a central galleried landing, 4 bedrooms, master with ensuite and walk in dressing room along with a family bathroom. The benefits also include Upvc double glazed windows and gas fired central heating and to the outside there is a beautifully presented lawned garden with large patio seating area, driveway and double length garage with workshop. The property is close to local amenities and a popular local primary school. An early viewing is strongly recommended to appreciate the extended accommodation.

Entrance Porch

Laminate flooring, Upvc entrance door, Upvc window.

Wide Entrance Hall

Fitted carpet, galleried staircase off to the first floor, radiator, power points.

Cloakroom

Ceramic tiled flooring, modern cloakroom suite comprising of a vanity sink, low level W.C, radiator, Upvc window, extractor fan.

Lounge/Diner

11'4" x 23'7" (3.47 x 7.19)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point, radiator, sliding patio doors leading in to the conservatory.

Conservatory

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

Open Plan Formal Dining Room

8'5" x 8'2" (2.59 x 2.5)

Ceramic tiled flooring, Upvc window, coved ceiling, full length storage cupboard, power points, wide opening leading to the open plan kitchen/breakfast room.

Kitchen/Breakfast Room

13'3" x 16'11" (4.06 x 5.17)

Ceramic tiled flooring, full range of fitted kitchen units, range cooker space with double width extraction cooker hood, extended work surfaces, power points, tiled splash backs, double stainless steel sink with single drainer, recess for american style fridge/freezer, roll top breakfast bar, double aspect Upvc windows including patio doors leading out to the rear garden, radiator.





Utility Room

Ceramic tiled flooring, fitted base units, full length larder cupboard, roll top work surfaces, power points, stainless steel sink with single drainer, recess for tumble drier, washing machine, extractor fan, Upvc window.

First Floor

Full size central galleried landing with 4 separate bedrooms leading off.

Bedroom 1

12'11" x 17'3" (3.95 x 5.28)

Fitted carpet, double aspect Upvc windows, coved ceiling, radiator, power points, walk in wardrobe.

Ensuite

Laminate flooring, modern fitted ensuite comprising of a low level W.C with enclosed cistern, vanity sink unit, double width shower cubicle with aqua board splash backs, inset spot lighting, Upvc window, aqua board walling throughout, heated towel rail.

Bedroom 2

11'8" x 11'3" (3.57 x 3.43)

Laminate flooring, Upvc window, power points, radiator, T.V point, full range of fitted wardrobes with sliding mirrored doors.

Bedroom 3

11'6" x 10'8" (3.52 x 3.26)

Laminate flooring, Upvc window, power points, radiator.

Bedroom 4

8'5" x 7'10" (2.59 x 2.40)

Laminate flooring, coved ceiling, Upvc window, power points, radiator.

Family Bathroom

Laminate flooring, modern bathroom suite comprising of a shower set over a panel bath, low level W.C with enclosed cistern, vanity sink unit, Upvc window, heated towel rail, aqua board walling throughout.

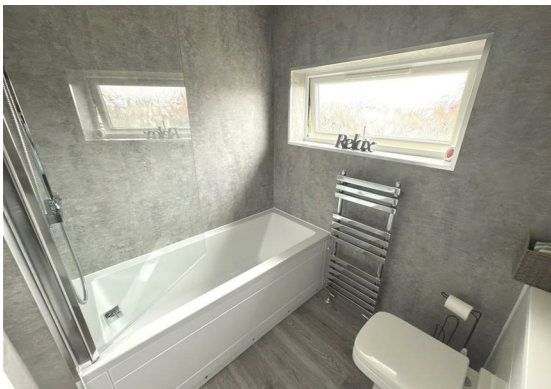
Outside

Outside To The Front

There is a spacious lawned garden which is fully enclosed by fencing and high shrubs with footpath leading to front door.

Outside To The Rear

There is a spacious and very well presented lawned garden with flower and shrub borders, large patio seating area, to the side there is a further lawned garden area. All enclosed by high fencing and further to the rear there is a driveway providing ample off road parking leading to a double length garage with separate workshop area, up and over door, power points and lighting.



Floor Plan

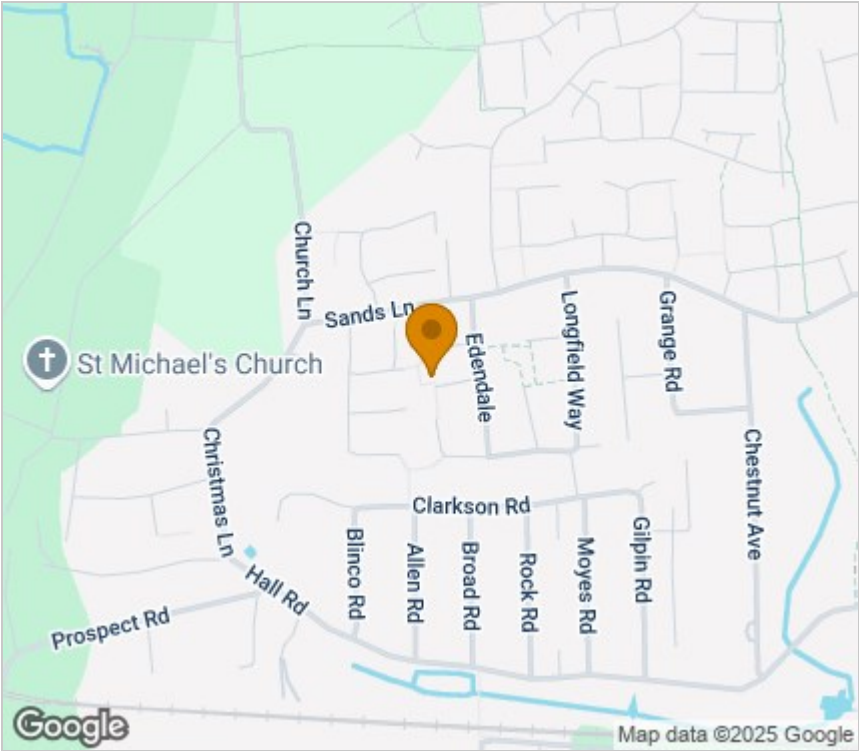


Viewing

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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

