



Aldreds
Estate Agents

1 Marian Cottages Hall Lane

Oulton, Lowestoft, NR32 5DJ

Asking Price £185,000



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BEAUTIFUL TWO BEDROOM COTTAGE SITUATED IN THIS SOUGHT AFTER VILLAGE LOCATION

Aldreds are delighted to offer this fantastic property situated on the fringe of Blundeston and Oulton Village backing onto open fields. The spacious accommodation includes an entrance porch, two reception rooms, kitchen and ground floor bathroom. On the first floor there is a small landing and two double bedrooms with the master bedroom having an ensuite bath and shower room. This home is brilliantly located, having the village life feel but also the advantage of being within a short distance of local amenities including bus routes and major supermarkets. There is a generous rear garden and front driveway providing off road parking. There is also the benefit of a useful loft space accessed by a pull down ladder being ideal for additional storage or possible conversion subject to the appropriate planning permissions. The property also benefits from gas central heating, sealed unit double glazed windows and presented to a beautiful standard with many in-keeping features including a cast iron log burner which has recently been installed in the dining room. Early viewing is strongly recommended to appreciate this outstanding cottage offering exceptional value for money.

Entrance Porch

Ceramic tiled flooring, radiator, sealed unit double glazed window.

Lounge

11'6" x 10'7" (3.53 x 3.23)

Laminate flooring, sealed unit double glazed window, radiator, power points, tv point, fireplace with timber surround and tiled inset with brick hearth.

Inner Hallway

Laminate flooring, stairs leading to first floor.

Dining Room

11'8" x 10'7" (3.58 x 3.23)

Laminate flooring, feature brick fireplace with recently installed cast iron log burner, double aspect sealed unit double glazed windows, radiator, power points, walk-in understairs storage cupboard, wide opening leading to:-

Kitchen

10'9" x 6'2" (3.3 x 1.9)

Ceramic tiled flooring, a full range of white fitted kitchen units, extended work surfaces, polycarbonate sink with single draining board, eye level built in oven with matching four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine.





Utility Area

Ceramic tiled flooring, recess for fridge/freezer, roll top work surface, fitted base unit, plumbing for a slimline dishwasher, wall mounted energy efficient combination boiler, power points.

Ground Floor Family Bathroom

Ceramic tiled flooring, shower set over a panel bath, pedestal sink, low level WC, part tiled walls, radiator, sealed unit double glazed window, spotlighting.

Landing

Fitted carpet, loft access leading to loft space with a large loft hatch and pull down ladder, ideal for storage or possible conversion (STPP).

Bedroom 1

10'7" x 11'6" (3.23 x 3.51)

Fitted carpet, power points, sealed unit double glazed window, radiator, tv point.

Bedroom 2

11'8" x 10'7" (3.56 x 3.23)

Fitted carpet, power points, radiator, sealed unit double glazed window, full length walk-in cupboard/wardrobe, door leading to:-

Ensuite Bath & Shower Room

10'2" x 6'2" (3.12 x 1.9)

Exposed floorboards, quality bath and shower suite comprising of a fully tiled shower cubicle, panel bath, low level WC, pedestal sink, fully tiled walls, sealed unit double glazed window, radiator, spotlighting, extractor fan.

Outside

To the front of the property there is a driveway providing off road parking, footpath leading to front door, side access leading to rear garden. To the rear of the property there is a very well sized garden with a full range of mature shrubs and trees, laid to lawn, rear patio seating area, timber and felt garden shed, all enclosed by modern high fencing with a non-overlooked rear aspect as it backs onto open fields.



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.

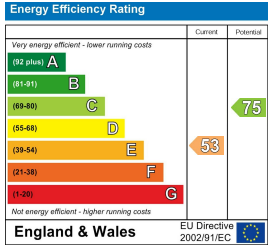
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Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.alreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA