



1. Mendip Road

Oulton Broad, Lowestoft, NR32 3HJ

Asking Price £230,000



1. Mendip Road

Oulton Broad, Lowestoft, NR32 3HJ

Aldreds are delighted to offer this three bedroom detached bungalow situated in this very desirable Oulton Broad location being within walking distance of the Broads National Park and Oulton Broad amenities including the railway station with direct links to Norwich City Centre. The versatile spacious accommodation includes an entrance porch, a wide 'L' shaped entrance hall, spacious open plan lounge/diner, kitchen leading into conservatory, three bedrooms and a modern fitted shower room. Outside to the front there is a long driveway providing ample off road parking which leads to a brick built garage. To the rear there is a spacious rear and side garden which would allow space for extension if required subject to planning permission. Benefits also include sealed unit double glazed windows and gas central heating fired by a combination boiler. Some basic updating works is required but set at a realistic asking price an early viewing is recommended.

Entrance Porch

Ceramic tiled flooring, sealed unit double glazed entrance door.

Wide 'L' Shaped Entrance Hall

Fitted carpet, radiator, coved ceiling, full length storage cupboard, power points, telephone point, airing cupboard housing the modern energy efficient combination boiler.

Lounge/Diner

19'8" x 10'8" (6.01 x 3.26)

Fitted carpet, coved ceiling, double aspect windows, radiator, power points, tv point, timber fireplace with inset living flame electric fire.

Kitchen

7'8" x 10'9" (2.36 x 3.3)

Ceramic tiled flooring, a range of fitted kitchen units, extended work surfaces, double polycarbonate sink with single drainer, built in electric oven with matching four burner ceramic hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine, radiator, fully tiled walls, sealed unit double glazed window, sealed unit double glazed door leading to:-





Conservatory

8'6" x 10'0" (2.6 x 3.07)

Ceramic tiled flooring, polycarbonate roof, radiator, large aspect uPVC windows, uPVC door leading to rear garden.

Shower Room

Ceramic tiled flooring, modern shower suite comprising of a fully tiled oversized shower cubicle, vanity sink unit, low level WC, fully tiled walls, extractor fan, sealed unit double glazed window, radiator.

Bedroom 1

9'1" x 10'7" (2.78 x 3.23)

Fitted carpet, coved ceiling, sealed unit double glazed window, radiator, full range of fitted wardrobes.

Bedroom 2

8'2" x 9'10" (2.5 x 3.01)

Fitted carpet, coved ceiling, sealed unit double glazed window, power points, radiator.

Bedroom 3

8'11" x 6'1" (2.72 x 1.86)

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

Outside

To the front of the property there is a beautifully presented garden which is laid to ornamental slate, enclosed by low level brick walls, long driveway providing ample off road parking leading to a brick built garage with up and over door, power & lighting. Outside to the rear there is a West facing and low maintenance garden which is laid to various patio seating areas, central ornamental borders, timber and felt summerhouse, two timber and felt garden sheds, all enclosed by high fencing with side access leading to front driveway.



Floor Plan

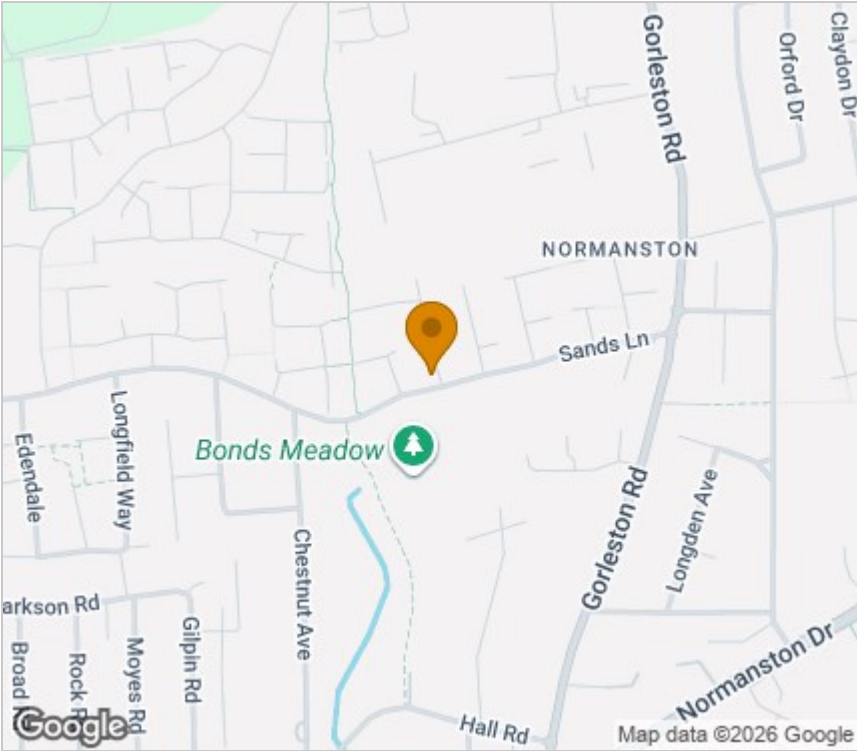


Viewing

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

