

Aldreds
Estate Agents



9 Dunston Drive

Oulton Broad, Lowestoft, NR32 3BZ

Asking Price £200,000



9 Dunston Drive

Oulton Broad, Lowestoft, NR32 3BZ

Aldreds are delighted to offer this immaculately presented bungalow situated in this very desirable North Oulton Broad location. The current owners have improved this property with no expense spared including luxury vinyl floorings, recently fitted kitchen and bathroom, recently installed electrical consumer unit to adhere to current regulations and a recently installed combination boiler with a 10 year guarantee. The property has also been tastefully decorated throughout and the spacious versatile accommodation includes an entrance hall with two full length storage cupboards, a lounge/diner leading into the modern fitted kitchen, double bedroom, shower room and the addition of an external veranda which provides fully enclosed outdoor seating. Outside there is a spacious private rear garden and to the front there is an open plan garden with a long driveway providing ample off road parking for a variety of vehicles which leads to a detached brick built garage. Properties set at this asking price in this desirable location presented to this high standard rarely come to market and an early viewing is strongly recommended.

Entrance Hall

LVT flooring, radiator, coved ceiling, uPVC entrance door, two full length storage cupboards, one housing the recently installed energy efficient combination boiler, power points.

Shower Room

LVT flooring, quality fitted modern shower suite comprising of an oversized shower cubicle enclosed by curved glass screen doors, low level WC with enclosed cistern, vanity sink unit, fully tiled walls, coved ceiling, full length heated towel rail, uPVC window, extractor fan.

Bedroom

10'7" x 9'2" (3.23 x 2.81)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, a full range of bespoke fitted Sharps wardrobes, overhead storage cupboards & sideboards.





Lounge/Diner

10'10" x 13'5" (3.31 x 4.09)

LVT flooring, radiator, coved ceiling, uPVC bay window with Hilary's bespoke fitted blinds included, power points, tv point.

Kitchen

11'1" x 7'8" (3.39 x 2.35)

LVT flooring, recently fitted quality kitchen units, built in eye level electric oven with matching induction hob, vertical extraction cooker hood, extended timber work surfaces, double stainless steel sink with single drainer, recess for white goods including full length fridge/freezer & plumbing for a washing machine/dishwasher.

External Enclosed Veranda

16'2" x 8'0" (4.93 x 2.45)

Bespoke timber built room providing an ample size external seating area, external power points, wide opening leading to:-



Outside to the Front

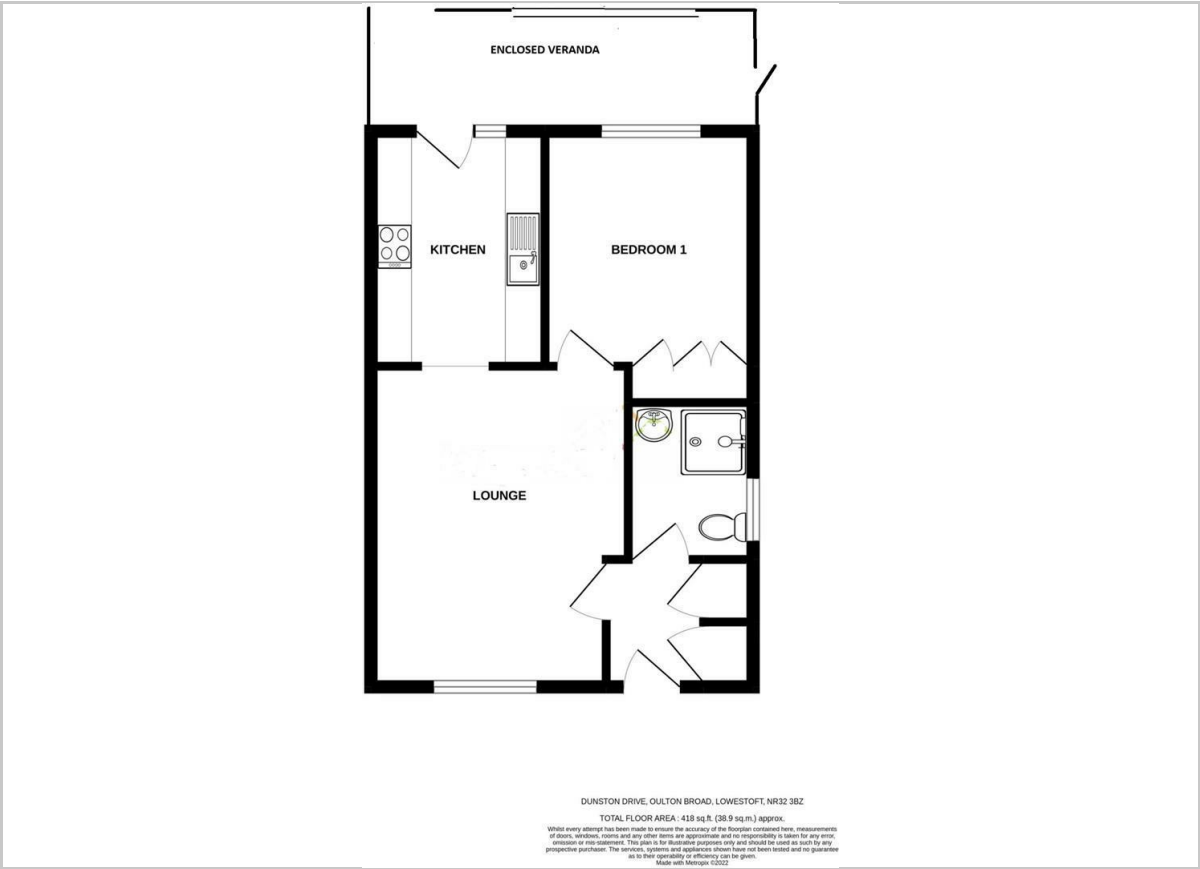
Wide driveway providing ample off road parking for a variety of vehicles leading to a detached pitched roof garage with up and over door, power points and lighting.

Private Rear Garden

Very well presented, laid to patio stone, ornamental stone borders, a further range of flower and shrub borders, enclosed by high fencing, a very private rear and side aspect, greenhouse, side gate leading to front driveway.



Floor Plan



Viewing

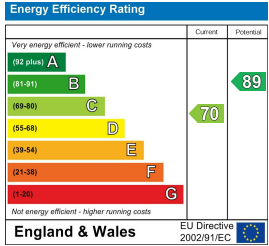
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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. 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



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.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