



12 Oulton Street, Oulton, Lowestoft, NR32 3BB

Asking Price £450,000



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# 12 Oulton Street

Oulton, Lowestoft, NR32 3BB

- Approx 0.45 of an acre (stms)
- Four Bedrooms Overall
- Two Bathrooms
- Two Kitchens
- Double Garage
- Annexe
- Three Reception Rooms
- Two Conservatories
- Extensive Gardens
- No Chain

Sitting on an overall plot of approx. 0.45 of an acre (stms) in a tucked away and secluded position we are delighted to offer this spacious detached bungalow. The bungalow is accessed via a long driveway leading off Oulton Street that is owned by the property giving it a private location to the rear of the properties fronting the road. The property consists of the main bungalow plus an integral one bedroom annexe but offers flexible accommodation and could be adapted for a variety of uses. The main part of the bungalow has an entrance hall, two reception rooms, kitchen, conservatory, three bedrooms and a bathroom. The annexe comprises an entrance hall, lounge, kitchen, conservatory, bedroom and a bathroom. Oil central heating and double glazing. Outside there is a large driveway leading to an oversized garage. The property has extensive gardens. Must be viewed. No chain.



## MAIN PROPERTY

### Entrance Porch

Door to front

### Entrance Hall

Door to annexe, door to front, radiator.

### Dining Room 11'0" x 8'10" (3.36 x 2.7)

Double glazed window looking on to garden, radiator.

### Kitchen 13'8" x 8'7" (4.17 x 2.63)

Base & wall units with worktops, double glazed window looking on to drive, sink with drainer, part tiled walls, oil boiler, electric hob.

### Conservatory 10'9" x 8'2" (3.28 x 2.5)

Brick based with sealed unit double glazing, double glazed French doors to garden.

### Lounge 19'6" x 12'8" (5.96 x 3.88)

Stone fireplace, two radiators, two double glazed window.

### Inner Hallway





### Bedroom 1 13'2" x 10'2" (4.02 x 3.1)

Fitted wardrobes, two double glazed window looking on to garden, radiator.

### Bedroom 2 12'1" x 8'8" (3.7 x 2.66)

Double glazed window looking on to driveway, radiator.

### Bedroom 3 10'4" x 9'10" (3.15 x 3)

Double glazed window looking on to garden

### Bathroom 9'4" x 8'6" (2.87 x 2.6)

Shower, panel bath, hand basin, low level WC, opaque double glazed window looking on to driveway, two radiators.

## ANNEXE

### Entrance Hall

### Kitchen

Stainless steel sink ,two double glazed window on to driveway, plumbing for washing machine, radiator.

### Lounge 11'10" x 10'11" (3.62 x 3.33)

Double glazed window looking on to garden, radiator, door to

## Directions

From the centre of Lowestoft head along Millennium Way, turn left in to Somerleyton Road, at the mini roundabout turn right in to Oulton Street where the property is on the left.



### Conservatory 10'4" x 6'0" (3.15 x 1.84)

Brick based with sealed unit double glazing, door to garden.

### Bedroom 11'9" x 7'5" (3.6 x 2.27)

Double glazed window looking on to garden, radiator.

### Bathroom 7'1" x 5'0" (2.17 x 1.54)

Panel bath, hand basin, low level WC, opaque double glazed window looking on to garden, radiator.

### Outside

Overall plot approx. 0.45 of an acre (stms). To the front there is a long driveway leading off Oulton Street to the property. Oil tank. Garage 6.51 x 4.68 with power and light. There is a good sized garden facing approx. south which is partly lawned with bushes, shrubs and trees. Patio. Attractive feature wall with garden storage area beyond, pond, greenhouse and timber shed, fruit trees

### Tenure

Freehold.

### Services

Mains water, electricity, drainage.

### Council Tax

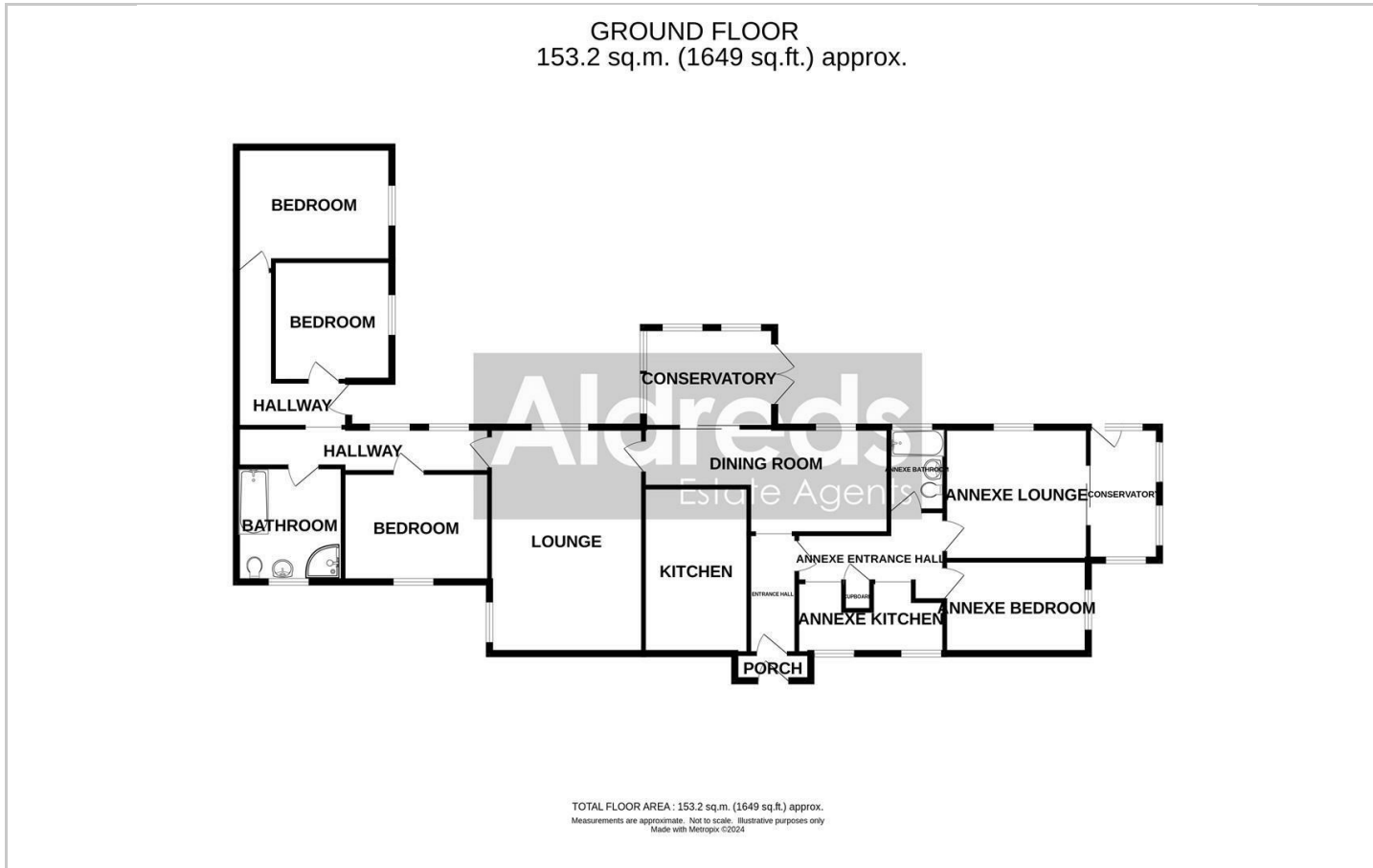
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### EPC

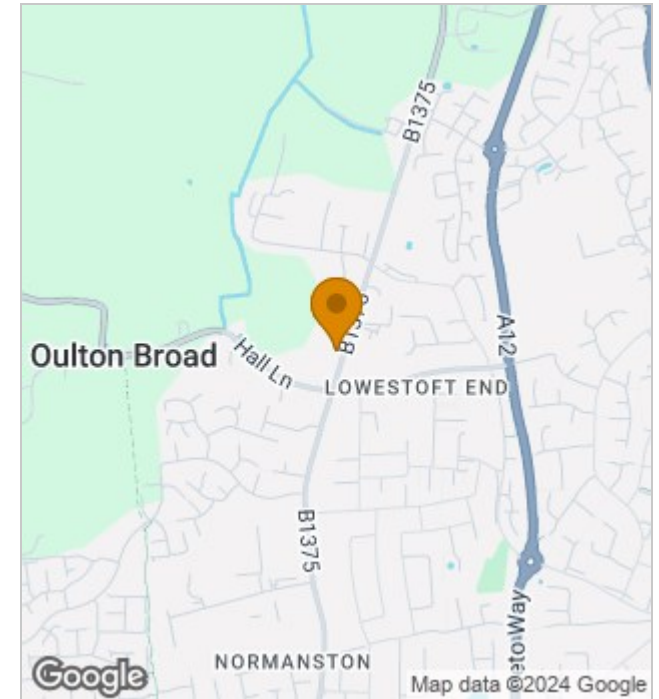
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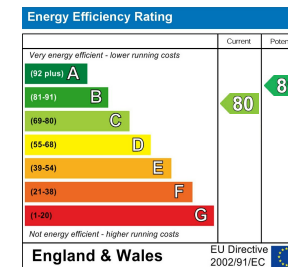
## Floor Plans



## Location Map



## Energy Performance Graph



## 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

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