



**Aldreds**  
Estate Agents

6 The Drive

Oulton Broad, Lowestoft, NR32 3DG

Asking Price £245,000



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## 6 The Drive

Oulton Broad, Lowestoft, NR32 3DG

Aldreds are delighted to offer this 3 bedroomed 1930's semi detached house situated in this very desirable Oulton Broad location being within walking distance of the Broads National Park and Normanston Park offering a range of woodland and waterside walkways. The spacious family accommodation includes a wide entrance hall, sitting room, spacious lounge open plan dining/kitchen area leading in to the conservatory, ground floor WC To the first floor there is a central landing, 3 separate bedrooms, family bathroom and separate W.C. Set at a realistic asking price. Early viewing is strongly recommended as properties in this location seldom become available.

### Wide Entrance Porch

Fitted carpet, sealed unit double glazed entrance door, large aspect Upvc windows.

### Wide Entrance Hall

Laminate flooring, galleried staircase off to the first floor, radiator, covered ceiling, under stair storage cupboard.

### Lounge

12'6" x 13'11" (3.82 x 4.26)

Timber effect vinyl flooring, coved ceiling, Upvc bay window, power points, T.V point, modern fireplace with inset living flame fire.

### Dining Room

11'3" x 11'10" (3.45 x 3.63)

Tiled effect vinyl flooring, coved ceiling, power points, radiator, wide opening leading to open plan kitchen.

### Kitchen

6'2" x 11'2" (1.9 x 3.41)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splash backs, power points, recess for all white goods including plumbing for a washing machine, enclosed extraction cooker hood, Upvc window, wall mounted combination boiler.

### Conservatory

8'9" x 15'10" (2.69 x 4.84)

Laminate flooring, pitched poly carbonate roof, power points, large aspect Upvc windows, Upvc door leading to rear garden.





### Cloakroom

Vinyl flooring, low level W.C.

### First Floor

Wide galleried landing with fitted carpet.

### Bedroom 1

11'1" x 14'9" (3.39 x 4.52)

Fitted carpet, Upvc bay window, power points, radiator.

### Bedroom 2

8'11" x 11'3" (2.73 x 3.43)

Fitted carpet, Upvc window, power points, radiator.

### Bedroom 3

8'7" x 6'10" (2.64 x 2.1)

Fitted carpet, radiator, power points, Upvc bay window.

### Shower Room

Wet room style flooring, open plan shower cubicle, pedestal sink, low level W.C, Upvc window, radiator.



### Tenure And Services

Freehold

Mains Electric Gas Water And Drains

Council Tax Band - B

### Outside To The Front

There is a spacious driveway which is laid to concrete and stone providing ample off road parking for a variety of vehicles and all leads down to a over sized detached brick built garage with up and over door, power points and lighting. concrete footpath leading to front door, range of shrub borders, enclosed by low level brick walls.



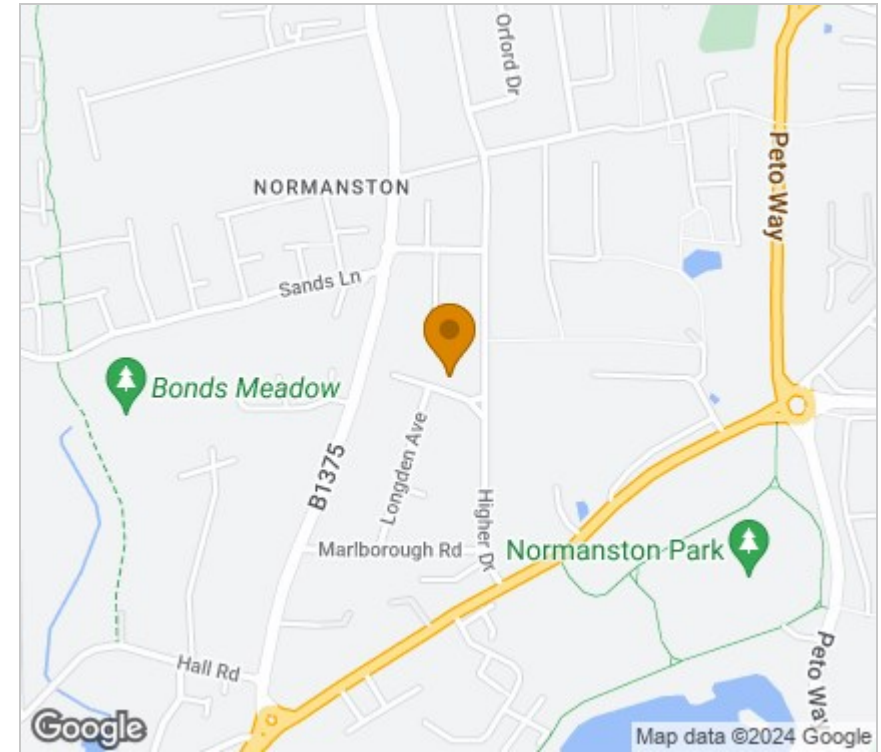
### Outside To The Rear

There is a spacious garden ideal for any up and growing family, range of flower and shrub borders, timber and felt summer house with side access leading to front driveway.

## Floor Plan



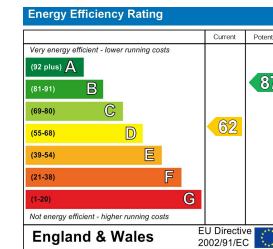
## Area Map



## 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.

## Energy Efficiency Graph



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