

**Aldreds**  
Estate Agents



9 Hall Lane

Oulton, Lowestoft, NR32 3AT

Asking Price £500,000



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## 9 Hall Lane

Oulton, Lowestoft, NR32 3AT

Aldreds are delighted to offer this executively built detached bungalow with 3 double bedrooms situated in the very desirable location, sitting on the fringe on Blundeston and Oulton Village. The property benefits from 1.3 acre (approx.) of lawned gardens which have been used previously to house Shetland ponies with the timber stables being included in the asking price! The spacious accommodation includes a wide L shaped entrance hall, spacious lounge with exposed brick chimney and log burner, formal dining room, kitchen, utility room and separate WC, 3 double bedrooms (Master with ensuite) and a large family bathroom. Along with the 1/3 acre (approx.) gardens, there is a large frontage providing ample off road parking for a variety of vehicles. This property really does give a sense of village living with local amenities nearby. A rare opportunity to purchase and an early viewing is **STRONGLY RECOMMENDED**

### Wide L-Shaped Entrance Hall

Fitted carpet, coved ceiling, loft access leading to a substantial loft space, possibilities for conversion if required, radiator, timber entrance door.

### Lounge

16'2" x 20'4" (4.95 x 6.22)

Fitted carpet, ceiling with timber beams, double aspect sealed unit windows with sliding patio doors leading out to the rear garden, power points, T.V point, brick fireplace with built in multi fuel burner, double doors leading tot he conservatory, wide opening leading to the formal dining room.

### Formal Dining Room

10'4" x 12'7" (3.17 x 3.84)

Fitted carpet, ceiling with timber beams, radiator, power points, double patio doors leading out to the rear garden.

### Conservatory

14'10" x 12'5" (4.53 x 3.79)

Ceramic tiled flooring, pitched poly carbonate roof, large aspect sealed unit double glazed windows, double patio style doors leading out to the rear garden, radiator, power points.

### Kitchen

10'5" x 13'8" (3.18 x 4.19)

Ceramic tiled flooring, solid timber fitted kitchen, tiled work surfaces, double stainless steel sink with single drainer, tiled splash backs, built in dishwasher, recess for fridge/freezer, multi fuel range cooker space, double width extraction cooker hood, double aspect sealed unit double glazed windows, radiator, inset spot lighting, space for breakfast table and chairs, stable style door leading in to the formal dining room.

### Utility Room

6'7" x 11'2" (2.02 x 3.41)

Ceramic tiled flooring, roll top work surface, fitted wall and base units, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, double aspect sealed unit double glazed windows, stable style door leading out to the rear garden, radiator, power points, modern energy efficient wall mounted boiler.







#### Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, radiator, sealed unit double glazed window, half tiled walls.

#### Bedroom 1

13'4" x 11'8" (4.07 x 3.56)

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

#### En Suite Shower Room

Laminate tiled flooring, shower suite comprising of a double width fully tiled shower cubicle, low level W.C, pedestal sink, fully tiled walls, shaver socket, extractor fan, radiator, sealed unit double glazed window.

#### Bedroom 2

11'6" x 9'0" (3.51 x 2.75)

Fitted carpet, coved ceiling, triple aspect sealed unit double glazed windows, power points, radiator, full range of fitted wardrobes.

#### Bedroom 3

11'1" x 9'1" (3.40 x 2.78)

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

#### Family Bathroom

11'3" x 7'2" (3.45 x 2.20)

Fitted bathroom flooring, bathroom suite comprising of an oversize corner bath, pedestal sink, low level W.C, half tiled walls, sealed unit double glazed window, extractor fan, inset spot lighting.

#### Tenure And Services

Freehold

Mains Electric Water Gas ( Drainage is via a private septic tank )

Council Tax Band - E

#### Outside To The Front

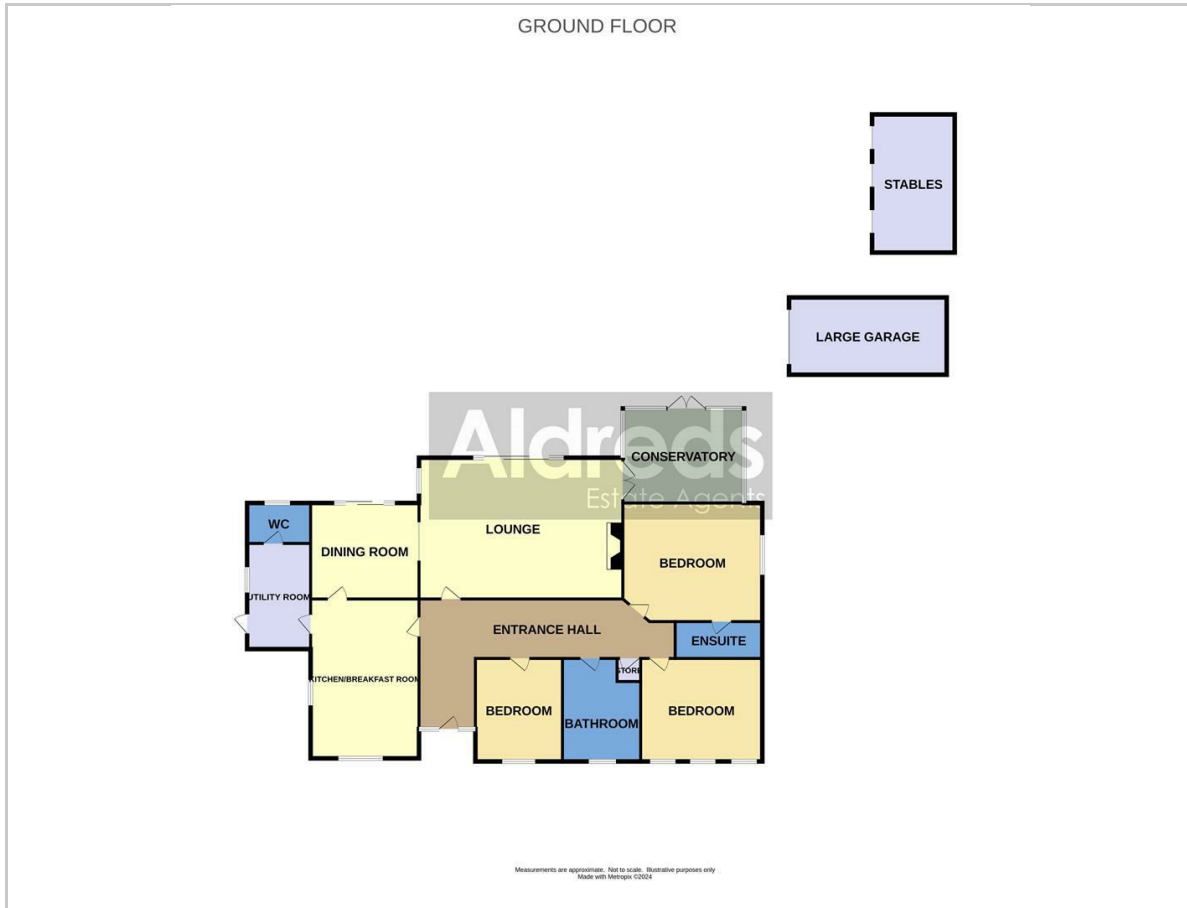
There is a substantial frontage which provides parking for a variety of vehicles which is laid to stone with concrete footpath leading to front door. There is also a lawned area enclosed by fencing and shrubs. A further side driveway leads to the large garage. There is also a workshop/outbuilding

#### Outside To The Rear

There is approximately 1/3 acre of very well established south facing lawned gardens with a full range of flowers and shrubs,, timber and felt garden shed, detached large brick built garage with power points and lighting. stable style gate leading to a further wildlife garden with a range of shrubs ad trees. There is also timber stables which previously housed some shetland ponies. The garden is all enclosed by high shrubs and fencing.



## 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

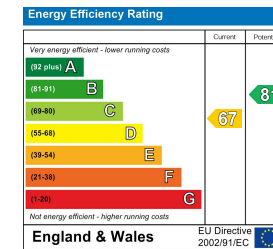
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## Area Map



## Energy Efficiency Graph



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