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**£270,000**



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## **58 Chestnut Avenue Oulton Broad, NR32 3JB**

- SUBSTANTIALLY EXTENDED to REAR
- THREE BEDROOMS
- MODERN 22 ft FITTED KITCHEN
- STUNNING REAR GARDEN
- SOUGHT AFTER LOCATION
- REAR LOUNGE with LOG BURNER
- IMPROVED VERSATILE LAYOUT
- DOUBLE GLAZED THROUGHOUT
- CONTEMPORARY BATHROOM
- GAS CENTRAL HEATING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter through the solid oak front door into the Hall of your beautiful new home. Oak doors lead off to all three Bedrooms and Kitchen, there's a radiator, loft access and fitted carpet underfoot... Enjoy life here on one level, simply kick off your shoes, hang up your coat and relax.

#### LOUNGE 5.22m x 3.60m (17' 2" x 11' 10")

Let's start at the rear of the property. This is an extension to the property and has created a stunning Living Room with unspoilt views over your rear Garden and woodland beyond through the solid oak double glazed French doors. Imagine cosying up in front of the multi fuel stove, there's also a sumptuous, fitted carpet underfoot, a radiator and the room is beautifully presented with flat plastered ceiling. As the Lounge is designed to be sunken down from the rest of the bungalow you take two steps up and through the glazed oak door into your ...

#### KITCHEN DINER 6.77m x 3.18m (22' 3" x 10' 5") narrowing to 3.00m

Formerly the Kitchen and separate Dining Room, this has been opened up to create a stunning 'open-plan' light bright Kitchen Diner. Plenty of natural daylight is flooded in through the two 'Velux' rooflights and the Kitchen features a range of base and wall units fitted to three walls compete with modern high gloss doors and drawers with a roll edge 'butchers-block' style worktop and upstand over.

Integrated appliances include an electric hob with oven below and extract hood over and ample space is provided for your dishwasher and fridge freezer.

Two radiators maintain an even temperature, laminate is laid to floor and ample space is provided for a good size dining suite....

An oak glazed door leads you into your Hall and another door to your ...

#### BATHROOM 3.40m x 2.28m (11' 2" x 7' 6")

Your modern contemporary styled Bathroom features an 'L' shaped bath with tiling, shower and glass screen over, a low level WC and pedestal sink. An opaque uPVC sealed unit double glazed window allows plenty of light, tiling is laid to floor, there's a radiator and a large storage cupboard with sliding doors houses your washing machine and Worcester Bosch combi boiler.

#### BEDROOM 1 / FRONT LOUNGE 3.40m x 3.00m (11' 2" x 9' 10")

Imagine having the luxury of deciding which Lounge to enjoy. Located at the front of the Bungalow, this room could well be your Master Bedroom however, is currently set up as a Snug Lounge and features a uPVC sealed unit double glazed window. There's a fitted carpet, radiator and a door leads to your large storage cupboard.

#### BEDROOM 2 3.37m x 2.46m (11' 1" x 8' 1")

Located centrally, Bedroom 3 features a uPVC sealed unit double glazed window to side aspect, fitted carpet and radiator.

#### BEDROOM 3 3.40m x 2.46m (11' 2" x 8' 1")

Another front Bedroom featuring a uPVC sealed unit double glazed window, fitted carpet and radiator.

### OUTSIDE

#### FRONT GARDEN & DRIVEWAY

A large gravel Driveway provides ample parking for two cars and a path leads you down to your front door and through a gate to your rear Garden beyond.

#### REAR GARDEN

If you are looking for a taste of the country however local to the village centre, then this Garden is for you. From the rear of the bungalow steps lead down from your french doors onto your patio and what a view!.

Enjoy breakfast on the patio overlooking your rear Garden and woodland beyond.

Your garden is very private and completely enclosed by fence and mainly laid to lawn with borders packed with mature trees, shrubs and plants, there's also a garden shed for your bits and bobs.

#### Council Tax

East Suffolk Council - Band B

#### SUMMARY

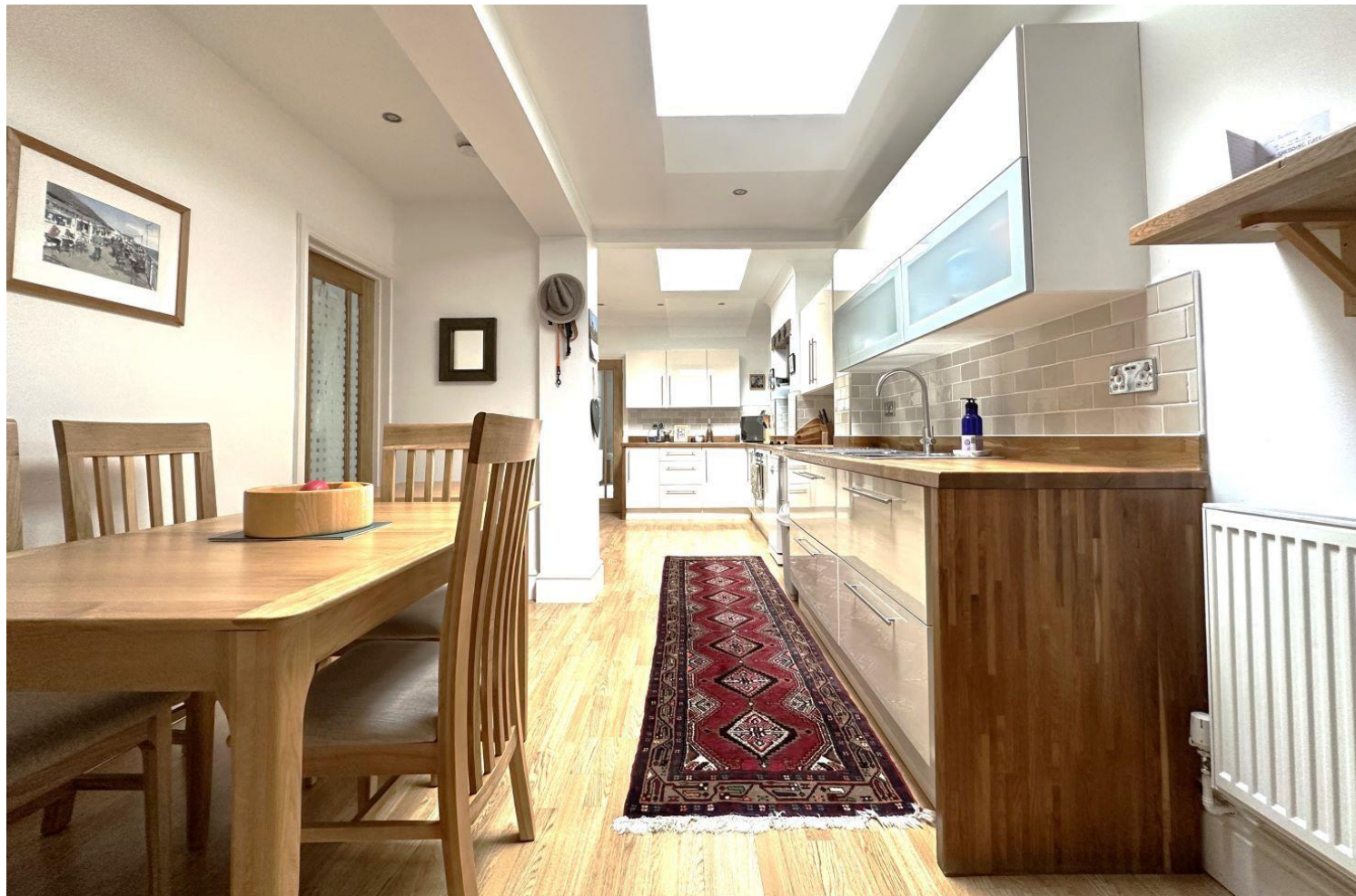
If you are looking for a good size bungalow with over 850 sq ft of living and a Garden is very important to you, then this could be the one for you.

To view, simply call us on the number on page one of this brochure..

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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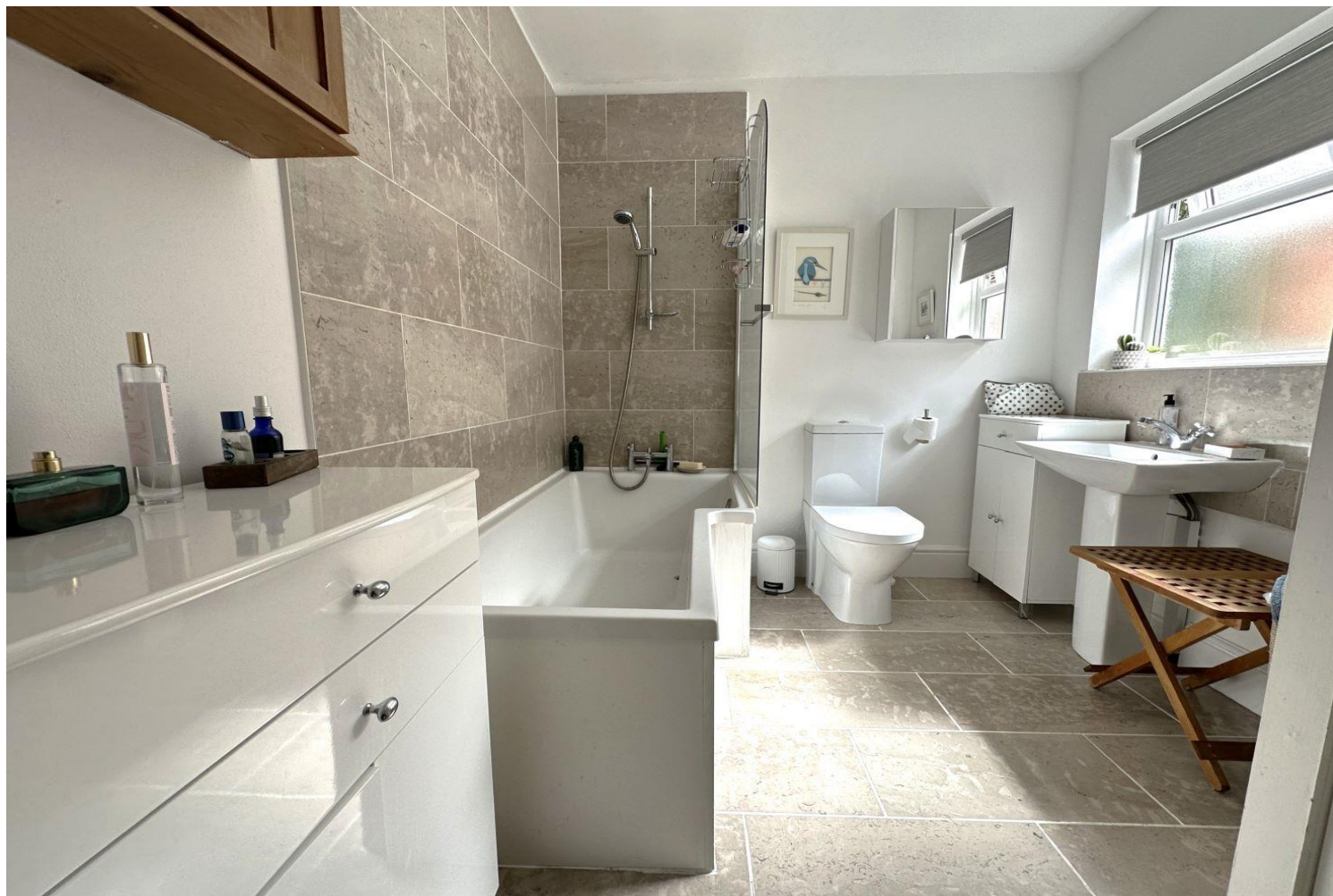




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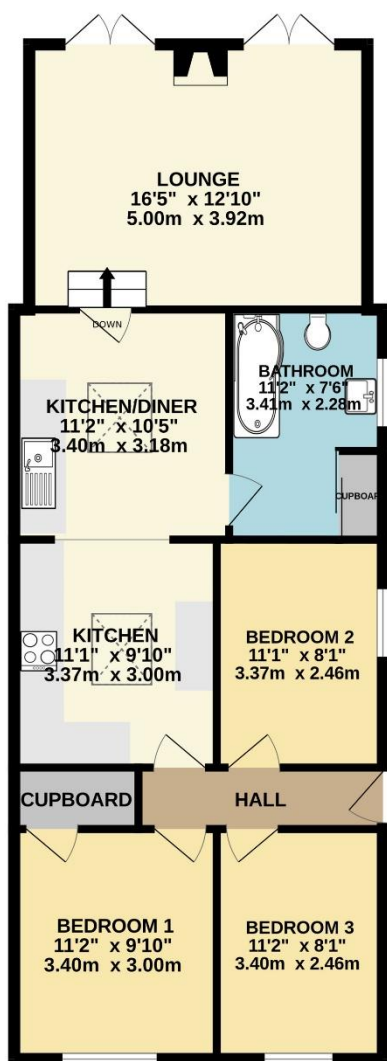
# A BEAUTIFUL BUNGALOW | STUNNING LOUNGE OVERLOOKING WOODLAND

We are delighted to offer for sale this lovely three bed semi detached one storey home on the ever popular Chestnut Avenue in Oulton Broad. Your semi-rural bungalow has very versatile accommodation and is currently set up with two lounges and two bedrooms or indeed one Lounge and three Bedrooms... you decide. Your accommodation comprises of a stunning Lounge to rear overlooking the woods and featuring a multi fuel stove, 22ft Kitchen Diner, contemporary Bathroom and those three Bedrooms. All this with the creature comforts of gas central heating and double glazing throughout, there's also a gorgeous Garden and plenty of parking on the Driveway.

## SUBSTANTIALLY EXTENDED | SEMI RURAL LOCATION | OVER 850 sq ft of LIVING LOCATION & AMENITIES

Located in the very sought after neighbourhood of Chestnut Avenue, Oulton Broad sits this wonderful bungalow with woodland to rear. The stunning Suffolk countryside is right on your doorstep and the beautiful broads literally down the road, Oulton Broad North railway station has excellent links to Norwich and London and the village centre is only a mile away, with the hustle and bustle of the seaside town of Lowestoft within two miles.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



58 CHESTNUT AVENUE, OULTON BROAD

TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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