



Lothingland Close, Oulton, Lowestoft

£375,000

- EXCLUSIVE CUL-DE-SAC
- OPEN-PLAN KITCHEN / BREAKFAST ROOM
- BATHROOM & ENSUITE
- NON-ESTATE
- SEPARATE UTILITY
- FRONT & REAR GARDENS
- 4 SEPARATE BEDROOMS
- 2 RECEPTIONS
- DRIVEWAY & GARAGE

Lothingland Close, Oulton, Lowestoft NR32 3RH

Modern DETACHED family home is tucked away in an EXCLUSIVE cul-de-sac in Oulton...

Set in a quiet cul-de-sac North of Lowestoft in the sought after location of Oulton Village; with the Suffolk countryside on your doorstep & local amenities a short distance away.



Council Tax Band: D



HALLWAY

Through the part glazed door into the hallway of this family home, the hallway gives access to all areas. LVT flooring, radiator, telephone, power points and a handy under stair cupboard gives your storage solution.

CLOAKROOM / WC

Suite comprises low level WC and vanity unit with inset basin. Laminate flooring, opaque uPVC double glazed window and radiator.

LOUNGE

5.39m x 3.64m (17'8" x 11'11")

Lovely size lounge with double aspect, uPVC double glazed window to the front of the home and large double glazed sliding doors out to the rear garden. Fitted carpet, radiators, TV, power points and a gas fire with marble effect surround and wooden mantel.

DINING ROOM

3.38m x 3.12m (11'1" x 10'2")

Overlooking the cul-de-sac, this versatile room has fitted carpet, uPVC double glazed window, radiator and power points.

KITCHEN / BREAKFAST ROOM

4.40m x 3.82m narrowing to 3.25m (14'5" x 12'6" narrowing to 10'7")

Ample space to entertain whilst creating your culinary delights... Wall and base units with worktop and breakfast bar; inset sink / drainer, range style electric oven and extractor fan over. Integral dishwasher and fridge / freezer. LVT flooring, 2 uPVC double glazed windows, radiator and power points; door to the...

UTILITY ROOM

2.66m x 1.46m (8'8" x 4'9")

Wall and base units with worktop and space / plumbing for your chosen appliances. LVT flooring, radiator, power points and the gas central heating / domestic hot water boiler is in situ; part glazed door leads out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs to the gallery landing with doors to all bedrooms, bathroom and the airing cupboard which houses the hot water cylinder. Fitted carpet, uPVC double glazed window, radiator, power points and loft access in situ.

BEDROOM 1

3.66m x 3.13m (12'0" x 10'3")

Overlooking the rear garden this bedroom has fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobes. Door to the...

ENSUITE

White suite comprises low level WC, vanity unit with inset basin and corner cubicle with mains shower. Laminate flooring, opaque uPVC double glazed window, radiator, extractor fan and shaver point.

BEDROOM 2

3.31m x 3.09m (10'10" x 10'1")

Another good size double with rear aspect through the uPVC double glazed window; fitted carpet, radiator, TV / power points and a built-in wardrobe.

BEDROOM 3

3.38m x 2.55m (11'1" x 8'4")

Double bedroom with fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobe.

BEDROOM 4

2.63m x 2.16m (8'7" x 7'1")

Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM

2.37m x 2.34m (7'9" x 7'8")

Suite comprises low level WC, vanity unit with inset basin and panelled bath with mains shower over with screen. Vinyl flooring, opaque uPVC double glazed window, radiator, extractor fan and shaver point.

OUTSIDE

Attractive frontage with various inset plants / shrubs and the driveway provides off road parking for several vehicles and leads to the...

GARAGE

5.85m x 2.95m (19'2" x 9'8")

Single brick built garage with a remote controlled up and over door, light, power points, eaves storage and a personnel door.

REAR GARDEN

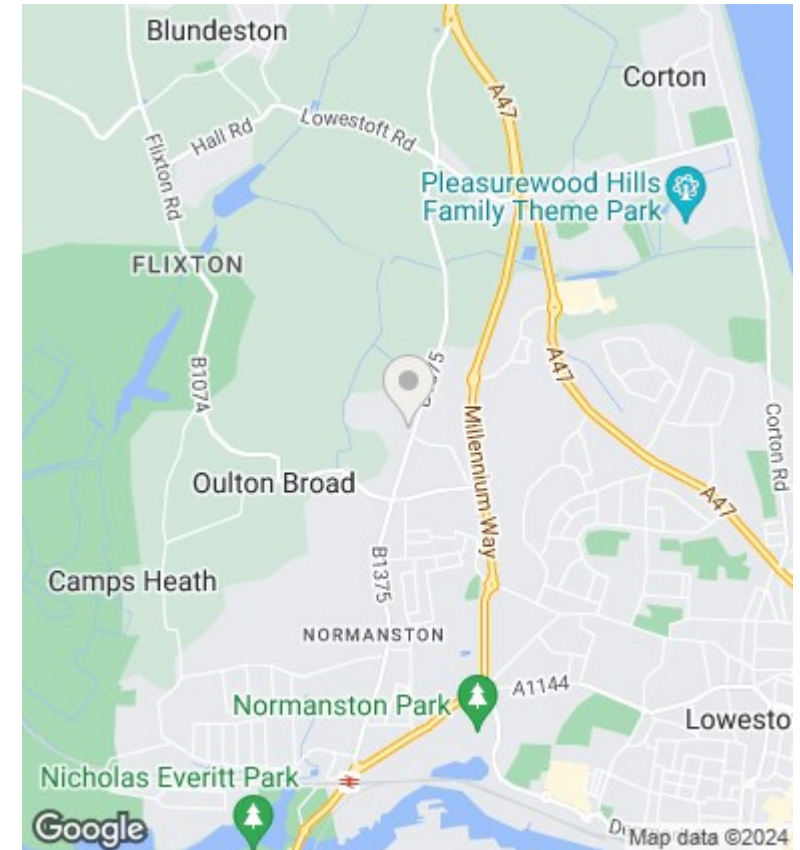
West facing secluded rear garden is laid to lawn with various seating areas and inset plants and shrubs. Outside lighting, water tap and timber shed. Side storage and pedestrian gate to the side and front of the home.



LOTHINGLAND CLOSE, OULTON, LOWESTOFT

TOTAL FLOOR AREA: 1274 sq.ft. (118.3 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

EPC RATING - C