



## Akethorpe Way, Oulton, Lowestoft

£350,000

- 4 DOUBLE BEDROOMS
- CUL-DE-SAC
- uPVC DG & GCH
- DETACHED
- WELL-PROPORTIONED LIVING
- DRIVEWAY & GARAGE
- DESIRABLE LOCATION
- 2 RECEPTIONS
- ENCLOSED SOUTH FACING GARDEN

**SOUGHT** after CUL-DE-SAC in North Lowestoft on the cusp of Oulton, this **DETACHED** home has 4 **DOUBLE BEDROOMS & GREAT OPPORTUNITY...**

Ideally located for all of the household, close to all amenities being shops whether food or retail, good schooling, public transport & local parks.

### ENTRANCE HALL

Laminate flooring, radiator and power points; stairs up to the first floor.

### CLOAKROOM / WC

Laminate flooring, opaque uPVC double glazed window and radiator; wash basin and WC.

### LOUNGE

5.35m x 4.07m (17'6" x 13'4")  
Good size lounge has double doors opening out to the rear garden and an opening into another reception. Fitted carpet, uPVC double glazed window, radiator and power points; feature fireplace in situ.

### RECEPTION / DINING ROOM

4.14m x 3.00m (13'6" x 9'10")  
Good size reception however you choose to utilise; fitted carpet, uPVC double glazed window, radiator and power points.

### KITCHEN

3.41m x 2.87m (11'2" x 9'4")  
Wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances; laminate flooring, uPVC double glazed window, radiator and power points.

### UTILITY ROOM

3.43m x 1.18m (11'3" x 3'10")  
Just the place to leave your outdoor wear; wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiator and part glazed door out to the side of the home; gas central heating boiler in situ.

### FIRST FLOOR - LANDING

Giving access to all bedrooms, the airing cupboard that houses the hot water cylinder and loft access with ladder and light.

### BEDROOM 1

4.50m x 4.13m (14'9" x 13'6")  
Excellent size double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, TV and power points.

### BEDROOM 2

4.13m x 3.85m (13'6" x 12'7")  
Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator, TV and power points.

### BEDROOM 3

3.45m x 2.79m (11'3" x 9'1")  
Double bedroom with fitted carpet, uPVC double glazed window, radiator and power points.

### BEDROOM 4

2.71m x 2.62m (8'10" x 8'7")  
Last but certainly not least; this double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

### BATHROOM

White suite comprises a pedestal basin, WC and bath with electric shower. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor.

### OUTSIDE

Part lawn with blossom tree and brick weave driveway providing off road parking for 2 vehicles. Integral GARAGE 5.54m x 2.62m narrowing to 2.38m (18'2" x 8'7" narrowing to 7'9") Up and over vehicular door, light, power points and personnel door; consumer unit and solar panel controls in situ. Laid to lawn South facing rear garden has something for everyone; mature borders, raised decking, pond and pergola. Sectioned area with artificial grass provides a safe place for your furry friend, whilst the timber shed gives storage. Outside lighting and water tap; with access to the front garden

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

EPC RATING - B

SOLAR PANELS



AKETHORPE WAY, OULTON, LOWESTOFT  
TOTAL FLOOR AREA: 1633 sq. ft. (151.7 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. Measurements of areas, volumes, heights and depths are for information only and should not be relied upon for any legal or financial purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.  
Based on measurements taken.