



Sycamore Avenue, Oulton Broad NR33 9PH

£240,000

- OULTON BROAD
- OPEN-PLAN LIVING
- uPVC DG & GCH
- GOOD ORDER
- 3 BEDROOMS
- LARGE GARDEN
- READY MADE HOME
- SHOWER ROOM
- GARAGE & PARKING

Nestled in the sought after Sycamore Avenue, this 1930's semi-detached house is a READY MADE HOME & offers a perfect blend of originality & modern comfort. BOASTING 3 bedrooms, OPEN-PLAN living; LARGE garden with GARAGE & off road parking PLUS... the property has gas central heating with COMBI boiler & has been FULLY rewired. DON'T MISS the opportunity to make this house your own in the popular location of Oulton Broad....

STORM PORCH INTO HALLWAY

Leave your outdoor shoes by the decorative glazed storm porch and come inside; doors to both receptions and under stairs cupboard. Karndean flooring, radiator, power points and consumer unit / meters in situ; stairs up to the first floor.

LOUNGE

3.97m x 3.48m (13'0" x 11'5")
Overlooking the front of the home through the uPVC double glazed bay window; fitted carpet, radiator, TV and power points.

OPEN-PLAN KITCHEN / DINER

5.15m x 3.73m (16'10" x 12'2")
Open-plan for modern living; with double doors out to the rear garden and space to entertain. Wall and base units with wooden worktop and inset sink / drainer. Integral appliances include fridge / freezer and dual fuel range oven with extractor over; space / plumbing for your other chosen appliances. Karndean flooring, uPVC double glazed window, radiator, TV and power points.

FIRST FLOOR / LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, shower room and loft access in situ with ladder, lighting and partially boarded.

SHOWER ROOM

White suite comprises a vanity unit with basin, WC and walk-in mains shower. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

BEDROOM 1

3.59m x 3.23m (11'9" x 10'7")
Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2

3.90m x 2.51m (12'9" x 8'2")
Another double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 3

2.15m x 2.11m (7'0" x 6'11")
Fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Enclosed front garden with pedestrian access to the laid to lawn rear garden. Patio area with outbuildings that house the gas central heating / domestic hot water boiler and another that provides your laundry cupboard with space / plumbing for your appliances. Outside lighting, power points water tap and patio areas perfectly positioned whether shine or shade. Pedestrian access to the rear service road and the...

GARAGE

Timber garage with double vehicular doors, light, power points and personnel door. Off road parking for 2 vehicles.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING E