



## Sycamore Avenue, Oulton Broad, Lowestoft, NR33 9PH

Offers In Excess Of £170,000

- NO CHAIN
- 3 BEDS (3rd off 2nd)
- SHOWER ROOM
- OULTON BROAD
- 2 RECEPTIONS
- ENCLOSED LAID TO LAWN GARDEN
- POPULAR ROAD
- uPVC DG
- GARAGE & WORKSHOP

Popular AVENUE in South Oulton Broad is HOME to this MID TERRACE house that has been loved & lived in by the current owners for the past 60 years. Offered for sale with NO ONWARD CHAIN & GREAT OPPORTUNITY to make it your own...

Benefitting 3 bedrooms (3rd off 2nd), 2 RECEPTIONS, modern kitchen & shower room. uPVC double glazing throughout with electric heating. Laid to lawn rear garden with covered alfresco area; GARAGE & workshop.

Sycamore Avenue is a short distant to all amenities, the Norfolk Broads, St Nicholas Everett's Park & public transport to nearby towns & further afield...

#### ENTRANCE PORCH

Handy addition to the home gives shelter and storage for your outdoor wear; door to...

#### LOUNGE 3.60m x 3.48m (11'9" x 11'5")

With front aspect this room has laminate flooring, uPVC double glazed window, radiator, TV and power points.

#### INNER LOBBY

Stairs up to the first floor and door to...

#### DINING ROOM 3.60m x 3.44m (11'9" x 11'3")

Space for all at the table; laminate flooring, uPVC double glazed window, radiator, power points and handy under stairs cupboard.

#### KITCHEN 3.08m x 2.24m (10'1" x 7'4")

Wooden wall and base cupboards with worktop, inset sink / drainer and integral appliances include a dishwasher, induction hob and double oven with space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window and power points.

#### REAR LOBBY

Laminate flooring, power points and part glazed door out to the rear garden.

#### SHOWER ROOM

White suite comprises a vanity unit with inset basin, WC and enclosed double shower cubicle. Laminate flooring, opaque uPVC double glazed window, heated towel rail and extractor.

#### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to bedrooms 1 & 2.

#### BEDROOM 1 3.60m x 3.43m (11'9" x 11'3")

Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator, power points and over stair cupboard with loft access.

#### BEDROOM 2 3.60m x 3.50m (11'9" x 11'5")

Another double bedroom with laminate flooring, uPVC double glazed window, radiator and power points; door to...

#### BEDROOM 3 3.05m x 2.30m (10'0" x 7'6")

Good size 3rd; laminate flooring, uPVC double glazed window and power points.

#### OUTSIDE

Shingled frontage with enclosed laid to lawn rear garden with inset pond and enclosed alfresco patio area. Timber shed and covered storage area, water tap and outside lighting. Pedestrian access to the rear service road.

#### GARAGE 5.46m x 2.64m (17'10" x 8'7")

Timber garage with remote controlled roller door; light and power points.

#### WORKSHOP 3.25m x 2.68m (10'7" x 8'9")

Timber workshop with workbenches, lighting and power points.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC - F