



Guide Price: £235,000  
5 Green Fleet Drive, Oulton



*templewicks* are pleased to offer for sale this well presented, extended, recently decorated and carpeted semi detached house located in Oulton and being within one mile of Oulton Broad where you will find local shops and leisure facilities. The property benefits from uPVC sealed unit double glazing, gas central heating and good living accommodation including a spacious sitting room, garden room extension, three first floor bedrooms and refitted modern bathroom. This ideal family or starter home has no onward chain.

#### Property Features:

- No Onward Chain
- Ideal Starter Home
- Three Bedrooms
- Modern Fitted Bathroom
- Fitted Kitchen
- Newly Carpeted
- Garden Room
- Gas Central Heating
- uPVC Double Glazing



#### The Property

Entering through the front door you are greeted by the entrance hall with a cloak room to the left which has a low level W/C and hand basin. From the hall a door leads into a spacious sitting room with a window to the front, staircase rising to the first floor with storage cupboard beneath and an opening leads through into a garden room extension which extends across the back of the property with French style doors to the garden and matching side window, this is an ideal room for use as a dining room with space for a sofa too. The kitchen can be accessed from the sitting room and garden room and has a worktop with inset sink and drainer with recess under including space and plumbing for washing machine, further worktop having cupboards and drawers under, matching wall cupboards, freestanding gas cooker with extractor over and uPVC sealed unit double glazed window. From the sitting room the staircase rises to the first floor to the landing where you will find three separate bedrooms all having newly fitted carpets. The newly installed bathroom comprises a white suite with shower over bath and glass shower screen, low level W.C, wash hand basin and over stair storage cupboard.



### **External**

The front of the property is approached via a driveway and path to the main entrance, there is a lawned front garden with corner border and tree. The driveway, which has parking space for several cars, leads to a detached brick garage with up and over door, roof storage space and has power and lighting connected. A side gate opens into a fully enclosed mainly lawned rear garden enclosed by panel screen fencing, paved patio and path and border.

### **Location**

Oulton is located on the western edge of the town of Lowestoft and borders Blundeston, Carlton Colville, Corton, Flixton and Oulton Broad. The nearest railway station is Oulton Broad North with connections to Norwich and Lowestoft.

### Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Gas for hot water and central heating, mains drainage, electricity and water connected.

Viewings: By Appointment Only

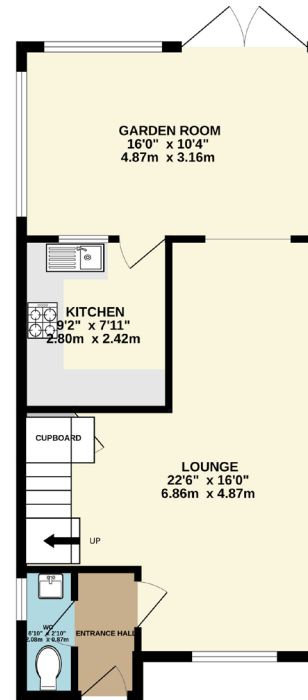
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EPC Rating: D

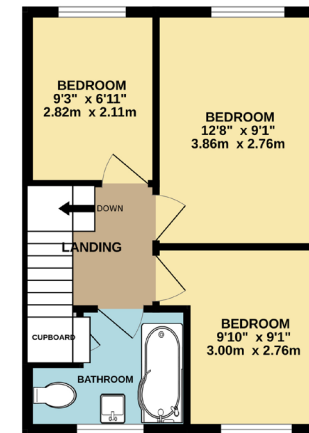
Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



GREEN FLEET DRIVE

TOTAL FLOOR AREA: 899 sq.ft. (83.4 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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# Templewicks Estate Agents

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