


Aldreds
Estate Agents

# 8 Tunstall Drive

Oulton Broad, Lowestoft, NR32 4RN

**Guide Price £200,000**

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# 8 Tunstall Drive

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Guide Price - £200,000 - £210,000 Aldreds are delighted to present this beautifully maintained three-bedroom detached bungalow, situated in the highly sought-after area of Oulton Broad. Ideally positioned within easy walking distance of local amenities, the Broads National Park, and the railway station offering direct links to Norwich city centre, the property combines convenience with an enviable lifestyle. Presented to an excellent standard throughout, the accommodation features a stylish modern kitchen and bathroom, tasteful neutral décor, contemporary flooring, and gas central heating supplied by an energy-efficient combination boiler. Externally, the property benefits from a spacious driveway providing ample off-road parking and leading to a brick-built garage. To the rear, a private enclosed garden enjoys a sunny aspect, creating an ideal space for relaxation and outdoor entertaining. Properties of this calibre in such a desirable location are seldom available, particularly at such a competitive asking price. Offered with no onward chain, early viewing is strongly recommended.

## Wide 'L' Shaped Entrance Hall

Luxury vinyl flooring, coved ceiling, radiator, double width storage cupboard, spotlighting, loft access leading to insulated loft space.

## Lounge

11'9" x 13'10" (3.6 x 4.24)

Fitted carpet, large aspect uPVC window, radiator, power points, tv point, coved ceiling.

## Kitchen

11'6" x 5'0" (3.53 x 1.53)

Luxury vinyl flooring, a range of modern fitted kitchen units with extended work surfaces, built-in electric oven with matching four burner gas hob, stainless steel extraction cooker hood, tiled splashbacks, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, two full length storage cupboards, one is a pantry cupboard and the second houses the modern energy efficient combination boiler.















## Bathroom

Timber effect vinyl flooring, modern bathroom suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level WC, full length heated towel rail, part tiled walls, radiator.

## Bedroom 1

9'2" x 10'6" (2.8 x 3.22)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full length fitted wardrobe with sliding doors.

## Bedroom 2

11'0" x 8'11" (3.37 x 2.72)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

## Bedroom 3

9'8" x 8'10" (2.97 x 2.71)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

## Outside

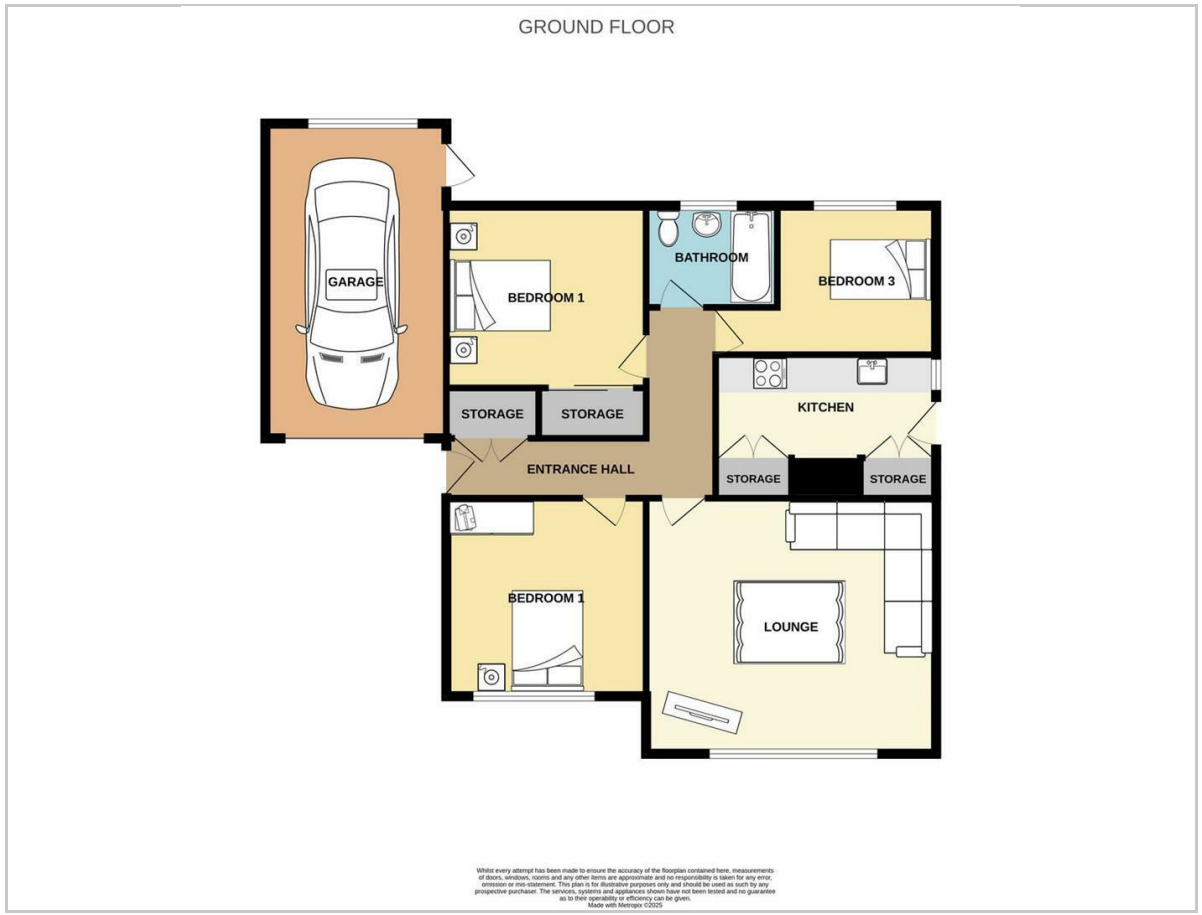
To the front of the property is a well presented frontage which is laid to lawn, driveway providing ample off road parking for a variety of vehicles leading to a brick built garage with up & over door, power points and lighting. Outside to the rear there is a lawned garden with a range of specimen flower and shrub borders, rear patio seating area, timber and felt garden shed, side access door leading to garage, all enclosed by high timber fencing with a very private side and rear aspect.

## Tenure And Services

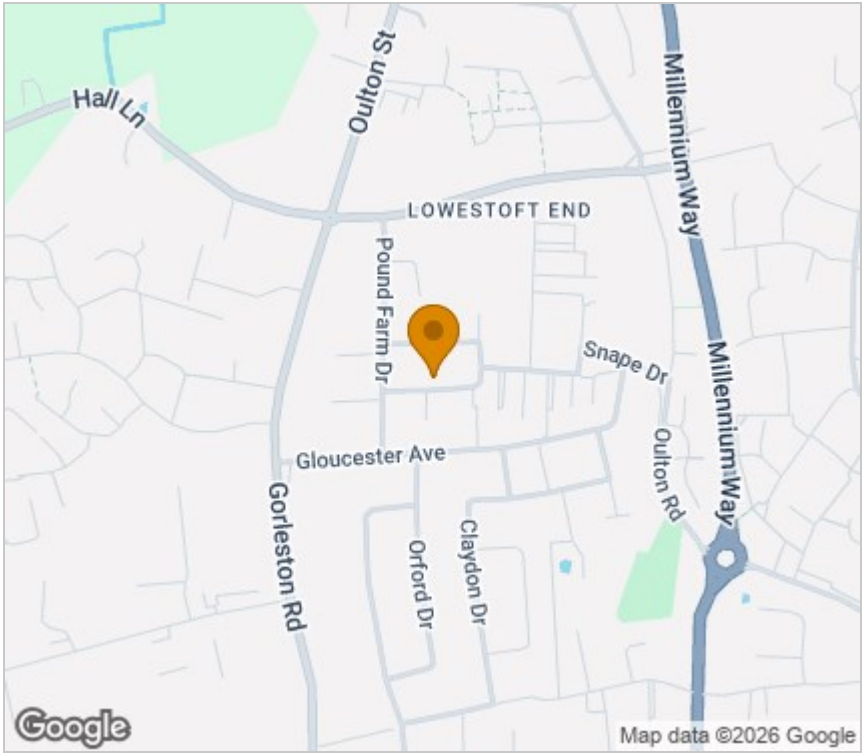
Council Tax Band B
Freehold
Mains Gas Electric Drains And Water

Ref: L2610/05/26

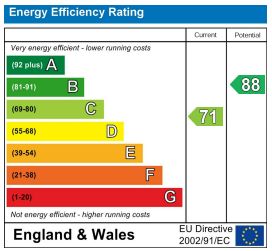
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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