51 Sycamore Avenue

Oulton Broad, Lowestoft, NR33 9PH

Offers In Excess Of £220,000

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Aldreds are delighted to offer this immaculate period property, ideally situated in the highly desirable South Oulton Broad area. The property is within walking distance of the Broads National Park and local railway stations, which provide direct links to both Ipswich and Norwich. This outstanding family home offers spacious accommodation throughout, comprising a beautiful lounge leading through to an open plan dining room, a stunning extended kitchen/breakfast room, and a useful ground floor utility room with WC. On the first floor, a spacious full size landing provides access to two well proportioned bedrooms and the family bathroom. Outside to the front is a beautifully presented garden, while the generous rear garden features a large lawn, patio seating area, metal garage and vehicular access, together with an off road parking space/driveway. The property has been modernised to an excellent standard throughout, with no expense spared. Features include quality fitted floor coverings, high quality fixtures and fittings, and tasteful neutral décor. An early viewing is strongly recommended to fully appreciate the superb location, generous accommodation and outstanding standard of presentation this impressive home has to offer.

Lounge
14'4" x 12'1" (4.37 x 3.69)

Laminate flooring, flat plastered ceiling, TV point, power points, built-in cupboards, uPVC window, uPVC entrance door, radiator, wide opening leading to:-

Dining Room
12'0" x 14'3" (3.67 x 4.35)

Laminate flooring, uPVC window, flat plastered ceiling, original cast iron fireplace, power points, radiator, feature galleried staircase leading to the first floor.

Kitchen/Breakfast Room
9'2" x 13'4" (2.81 x 4.07)

Ceramic tiled flooring, a full range of quality modern fitted kitchen units with extended timber work surfaces, double composite sink with single drainer, multi-fuel Range cooker (included in the asking price), vertical extraction cooker hood, integrated appliances including a dishwasher, recess for fridge/freezer, feature vaulted ceiling with Velux skylight window, uPVC window overlooking the rear garden, uPVC door, breakfast bar, power points, radiator.

Utility Room/Ground Floor WC

8'9" x 5'10" (2.67 x 1.78)

Tile effect vinyl flooring, low level WC with enclosed cistern, vanity sink unit, recess for tumble dryer & washing machine, radiator, full length fitted cupboard, timber work surface, uPVC window, flat plastered ceiling.

Galleried Landing

Doors leading to two separate bedrooms and the family bathroom, power points, large loft access with pull-down ladder leading to a boarded and insulated loft space, flat plastered ceiling.

Bedroom 1

10'11" x 13'1" (3.33 x 4.01)

Fitted carpet, flat plastered ceiling, uPVC window, power points, TV point, radiator, two full length fitted wardrobes.

Bedroom 2

8'1" x 11'10" (2.47 x 3.63)

Fitted carpet, uPVC window, flat plastered ceiling with inset spotlighting, power points, radiator, full length fitted cupboard/wardrobe.

Family Bathroom

9'2" x 6'0" (2.8 x 1.84)

Tile effect vinyl flooring, quality fitted modern bathroom suite comprising of a shower set over a panel bath enclosed by curved glass screen, low level WC, vanity sink unit, uPVC window.

Outside

Outside to the front there is a beautifully presented front garden laid to ornamental stone with timber sleepers, footpath leading to front door. To the rear there is a large lawned garden with patio seating area providing ample space for bistro style dining, further to the rear there is a metal garage with an off road parking space in front. The garden is all enclosed by high timber fencing with a very private rear aspect.

Tenure

Freehold

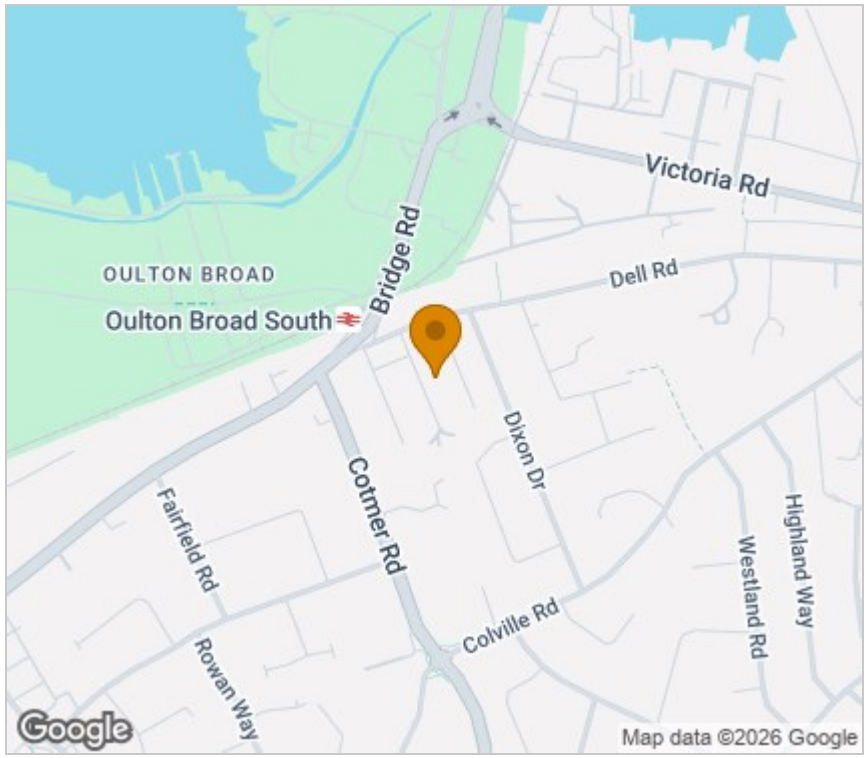
Council Tax Band - A

Mains Gas Electric Drains And Water

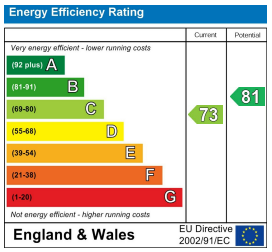
Ref: L2712/09/26

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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