

Aldreds
Estate Agents



36 Elmhurst Avenue

Oulton Broad, Lowestoft, NR32 3AS

Asking Price £295,000



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3AS

Aldreds are delighted to offer this beautifully presented two-bedroom detached bungalow, ideally situated in a highly sought-after cul-de-sac location in Oulton Broad. Conveniently positioned close to local shops, schools, and amenities, and within easy walking distance of the Broads, this attractive home offers comfortable and well-maintained accommodation throughout. The property features a spacious lounge, a modern fitted kitchen, and a stylish shower room, along with two generously sized bedrooms. Externally, there is a substantial resin driveway providing ample off-road parking for multiple vehicles, including caravans or motorhomes, as well as a single garage offering excellent storage space. The bungalow is complemented by a beautifully maintained front garden and an immaculate, private rear garden, creating an ideal setting for relaxation and outdoor enjoyment. Properties in this desirable location rarely come to market, and an early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Entrance Porch

Fitted carpet, Upvc double glazed door & windows.

Entrance Hall

Fitted carpet, Upvc window & door.

L-Shaped Inner Hall

Fitted carpet, radiator, Upvc windows, power points.

Lounge

15'9" x 11'11" (4.82 x 3.65)

Fitted carpet, radiator, Upvc window, T.V point, power points, ornamental fireplace.

Kitchen

11'6" x 8'9" (3.52 x 2.69)

Tiled floor, range of high gloss units, roll top worktops, recess for electric cooker, plumbing and recess for washing machine, stainless steel sink with single drainer, power points, extractor fan, tiled splash backs, gas central heated combination boiler, full length storage cupboard, radiator, Upvc window.





Bedroom 1

11'6" x 12'3" (3.53 x 3.74)

Fitted carpet, Upvc window, power points, radiator, flat plastered ceiling, full length storage cupboard.

Bedroom 2

8'11" x 8'9" (2.72 x 2.68)

Fitted carpet, Upvc window, radiator, power points, flat plastered ceiling.

Shower Room

5'2" x 8'11" (1.60 x 2.74)

Tiled flooring, Upvc window, low level W.C, hand basin, full length shower cubicle with shower screen, heated towel rail.

Outside

Outside To The Front

There is a gravelled garden with a range of shrubs and bushes, enclosed by low level walls and timber fences, side gate leading to rear garden.

Outside To The Rear

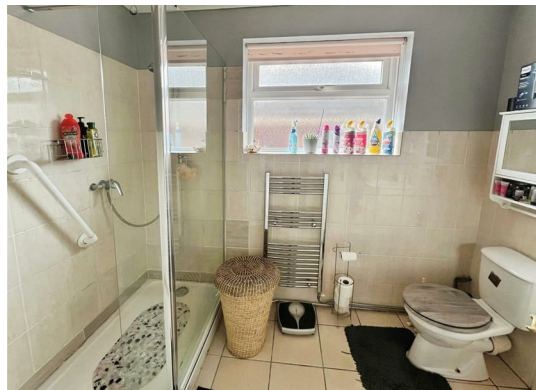
The garden is mainly laid to lawn, patio seating area, range of flowers, shrubs and bushes, enclosed by high level fencing, door to garage.

Services

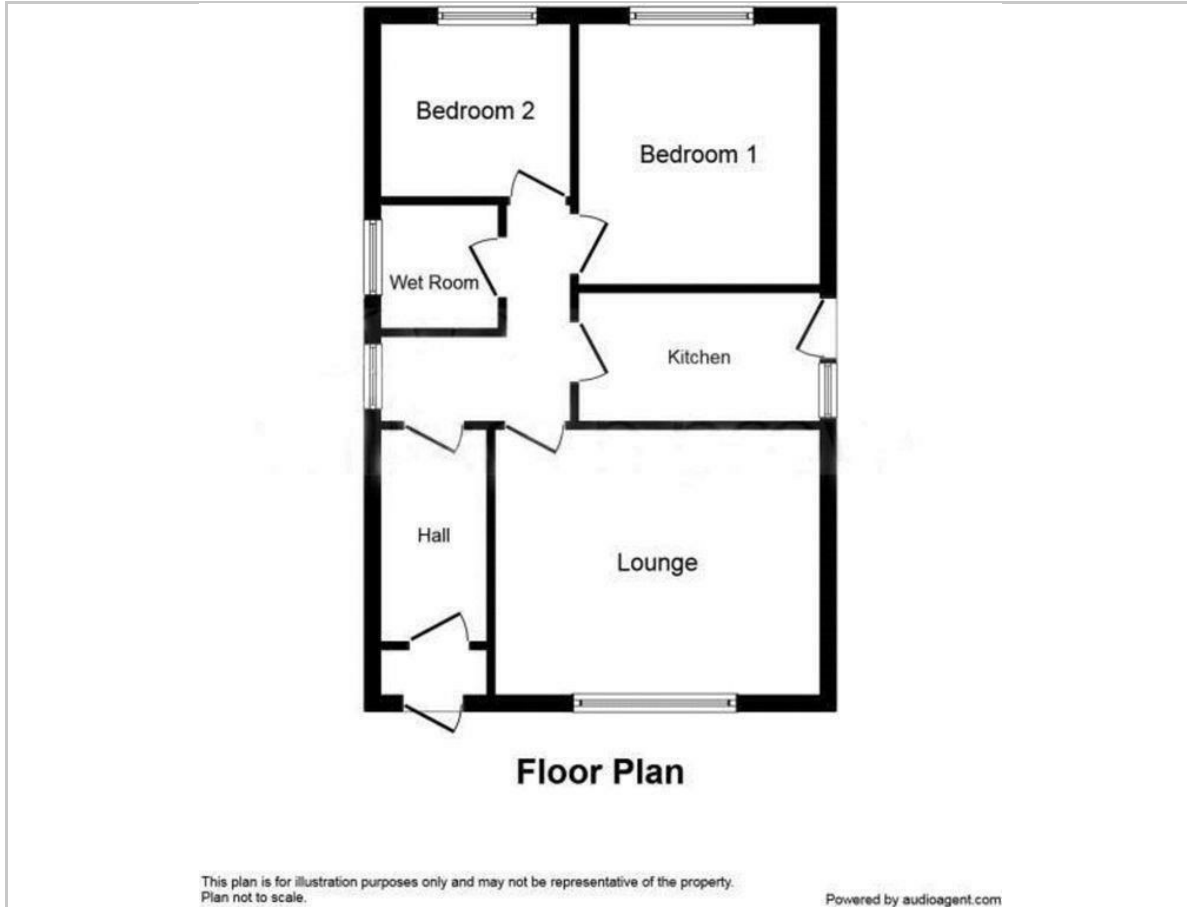
Mains Gas, Electric, Water And Drainage

Agents Notes

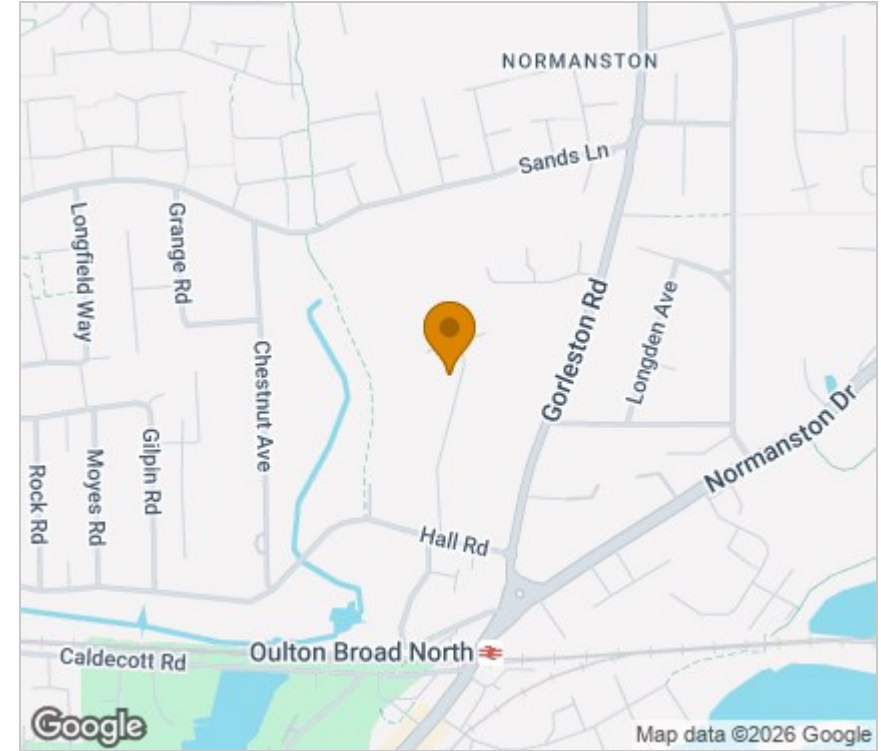
Property is Freehold



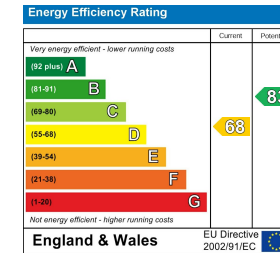
Floor Plan



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.

Disclaimer

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