

**Aldreds**  
Estate Agents



93 Bridge Road

Oulton Broad, Lowestoft, NR32 3LN

Asking Price £220,000



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## 93 Bridge Road

Oulton Broad, Lowestoft, NR32 3LN

Aldreds are delighted to offer this charming 2/3-bedroom semi-detached home, ideally situated in the highly sought-after central Oulton Broad area, just a two-minute walk from the beautiful waterside walkways of the Broads National Park. This outstanding family home has been sympathetically modernised, extended, and beautifully decorated to an exceptional standard. Character features include country-style internal doors, a cast-iron log burner, and a superb extension that creates a bright and spacious open-plan garden room. The well-presented accommodation comprises an entrance hall leading to an open-plan lounge/diner, which flows seamlessly into the quality fitted kitchen and garden room, creating an ideal space for modern family living and entertaining. On the first floor, a central landing provides access to all bedrooms and the family bathroom. Please note that Bedrooms 2 and 3 are currently combined and used as one larger bedroom. Externally, the property benefits from an attractive front garden and a fully enclosed rear patio garden enjoying a private and sunny aspect. Additional features include gas-fired central heating, Georgian-style uPVC double-glazed windows, and a highly convenient location within a 4-5 minute walk of two railway stations offering direct services to Norwich and Ipswich. Presented in true turnkey condition, this delightful home offers a rare opportunity to acquire a beautifully maintained property in one of Oulton Broad's most desirable locations. Early viewing is highly recommended.

### Entrance Hall

Laminate flooring, composite sealed unit double glazed entrance door, radiator, staircase leading on to the first floor.

### Lounge/Diner

19'11" x 11'6" (6.09 x 3.51)

The bright and airy open plan lounge/diner seamlessly flows into the garden room and open plan kitchen area. Laminate flooring, georgian style Upvc window, cast iron log burner, inset in a feature brick fireplace with tiled hearth and timber mantel, T.V point, power points, radiator, flat plastered ceiling, ample space for family size dining table and chairs, inset spot lighting, full length storage cupboard, wide opening leading to the garden room.

### Garden Room

8'5" x 9'1" (2.57 x 2.78)

Laminate flooring, feature vaulted ceiling with skylight, inset spot lighting, double Upvc doors leading out to the rear garden, radiator, wide opening leading to the kitchen.

### Kitchen

14'11" x 6'8" (4.56 x 2.05)

Laminate flooring, range of quality fitted kitchen units with extended timber work surfaces, composite sink with single drainer, tiled splash backs, power points, double aspect Upvc windows, built in electric oven with matching ceramic hob, recess for white goods including plumbing for washing machine, inset spot lighting, wide opening leading to the garden room and back in to the lounge/diner.

### First Floor

Central landing creating separate bedrooms and a separate bathroom.





### Bedroom 1

10'8" x 8'10" (max) (3.26 x 2.71 (max))

Laminate flooring, coved ceiling, georgian style Upvc window, full range of fitted cupboard/wardrobes, power points, radiator.

### Bedroom 2 & 3

8'8" x 14'10"(max) I-shaped (2.65 x 4.53(max) I-shaped)

Bedrooms 2 & 3 are currently being used as one bedroom and could very easily be put back as 2 bedrooms. Part laminate flooring, part fitted carpet, double aspect Upvc windows, full length feature radiator, power points, TV point.

### Family Bathroom

10'7" x 6'3" (3.24 x 1.93)

Tiled effect vinyl flooring, quality bath and shower suite comprising of a shower set over an oversize bath enclosed by curved glass screen, low level W.C with enclosed cistern, vanity sink unit, full length heated towel rail, aqua board splash backs, georgian style window, flat plastered ceiling, inset spot lighting.

### Outside To The Front

There is a beautifully presented garden which is laid to ornamental stone with some shrubs and footpath leading to front door.

### Outside To The Rear

There is a beautifully presented patio garden which has ample space for bistro style dining. Raised borders are set with railway sleepers and ornamental stone and is all enclosed by high level brick walls and fencing with a sunny side and rear private aspect.

### Parking And Services

Parking is available on streets near by or via a local car park permit

Council Tax Band - A

Mains Gas Electric Drains And Water

Freehold

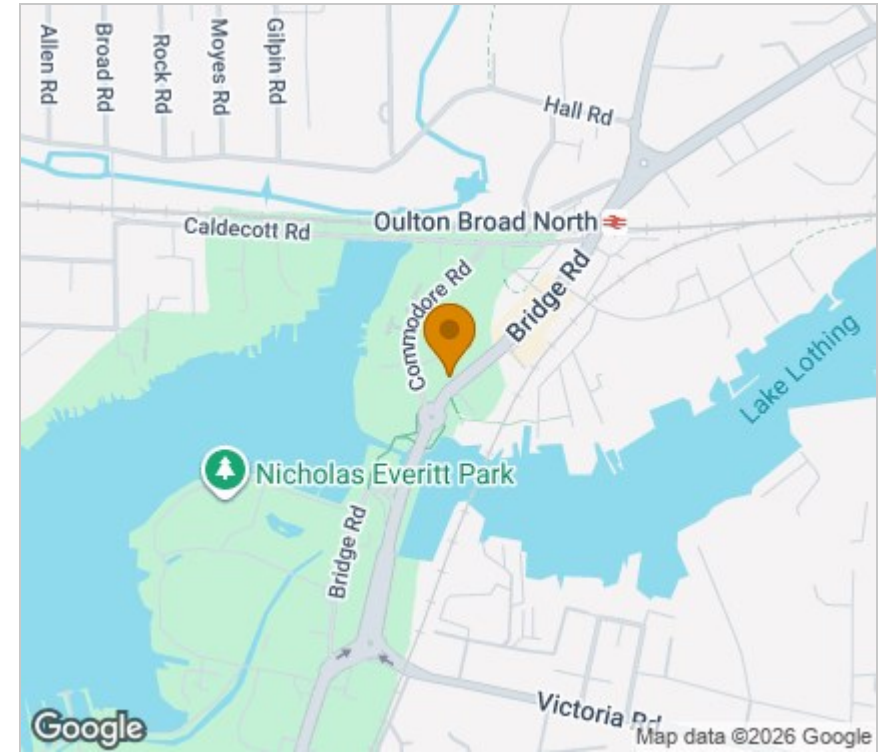
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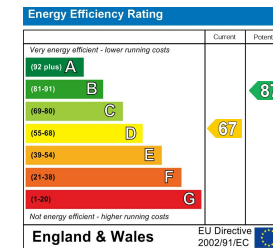
## Floor Plan



## 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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