

Aldreds
Estate Agents



15 St. Michaels Close

Oulton Broad, Lowestoft, NR32 3JT

Asking Price £575,000



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Exceptional Five-Bedroom Executive Detached Home Situated in one of North Oulton Broad's most sought-after locations, within walking distance of local amenities, the Broads National Park, and the railway station offering direct links to Norwich, this outstanding five-bedroom executive detached residence has been beautifully enhanced to an exceptional standard. Finished with tasteful décor throughout and quality floor coverings, the property offers spacious and versatile accommodation ideal for modern family living. An entrance porch leads into a welcoming and generous hallway, providing access to a stunning open-plan lounge/dining room featuring a cast iron log burner, creating a warm and inviting focal point. This impressive living space flows seamlessly into a contemporary open-plan kitchen/dining area, perfect for both everyday family life and entertaining. The ground floor also benefits from a cloakroom/WC and a versatile study/bedroom five, making it an ideal option for home working or multi-generational living. To the first floor, a central landing serves four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a stylish family bathroom featuring both a bath and separate shower cubicle. A particular highlight of this remarkable home is its state-of-the-art solar energy system, incorporating 9.5kW of solar panels and 21kWh of battery storage, significantly reducing energy costs and potentially delivering near-zero gas and electricity bills. Further benefits include gas-fired central heating and uPVC double glazing throughout. Externally, the property enjoys excellent kerb appeal with a substantial modern resin driveway providing ample off-road parking, additional secure enclosed parking, and a double garage. To the rear, a generous lawned garden enjoys a private and sunny aspect, offering an ideal space for relaxation and outdoor entertaining. Early Viewing Advised.

Entrance Porch

Ceramic tiled flooring, large aspect Upvc windows, Upvc entrance door.

Entrance Hall

Laminate flooring, coved ceiling, full length cloak/storage cupboard, radiator, feature galleried staircase leading off to the first floor.

Lounge/Diner

12'5" x 24'1" (3.8 x 7.35)

LVT flooring, flat plastered and coved ceiling, triple aspect Upvc windows, beautiful feature fireplace with cast iron log burner, entertainments wall, power points, T.V point, patio doors leading out to the rear garden, ample space for family size dining table and chairs, 2 x feature radiators.

Kitchen/Diner

21'11" x 11'8" (6.7 x 3.56)

LVT flooring, full range of quality fitted kitchen units with solid timber extended work surfaces, double stainless steel sink with timber draining board, eye level Bosch double oven with matching five burner gas hob, recess and plumbing for washing machine, integral dishwasher, fridge and freezer, power points, T.V point, flat plastered ceiling, inset spot lighting, radiator, double aspect Upvc windows overlooking the rear garden, Upvc door leading out to side driveway, ample space for family size dining table and chairs.

Study/Bedroom 5

7'6" x 9'10" (2.3 x 3.02)

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

Cloakroom

Ceramic tiled flooring, quality fitted cloakroom suite comprising of a low level W.C with enclosed cistern, vanity sink unit, tiled splash backs, Upvc window, spot lighting.

First Floor

Central landing, fitted carpet, coved ceiling, full length storage cupboard.





Bedroom 1

14'7" x 15'7" (4.46 x 4.75)

Fitted carpet, double aspect Upvc windows, power points, radiator, range of fitted wardrobes, T.V point.

En-Suite Shower Room

Ceramic tiled flooring, low level W.C, vanity sink unit, fully tiled shower cubicle.

Bedroom 2

10'6" x 12'4" (3.21 x 3.76)

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

Bedroom 3

9'11" x 11'11" (3.04 x 3.64)

Fitted carpet, feature vaulted ceiling, Upvc window, power points, radiator, T.V point, full length storage cupboard.

Bedroom 4

9'4" x 10'0" (2.86 x 3.05)

Solid timber flooring, Upvc window, full length storage cupboard, radiator, power points.

Family Bathroom

Laminate tiled flooring, quality fitted shower and bathroom suite comprising of a panel bath, shower cubicle enclosed by curved glass screen doors, full length feature towel rail, vanity sink unit, low level W.C with enclosed cistern, Upvc window, flat plastered ceiling with inset spot lighting, extractor fan.

Outside To The Front

There is an impressive front driveway which is laid to resin and allowing parking for up to 5+cars or leisure vehicles, wrought iron gates leading to further enclosed parking which leads to a double brick built garage with power points and lighting. There is an external car charger.

Outside To The Rear

There is a substantial lawned garden which is presented to an immaculate standard with large patio seating area, designated location for a hot tub, full range of flower and shrub borders, timber and felt summer house, very sunny and private side and rear aspect.

Tenure And Services

Freehold

Mains Gas Electric Drains And Water

Council Tax Band D

Fully Owned Solar Panels



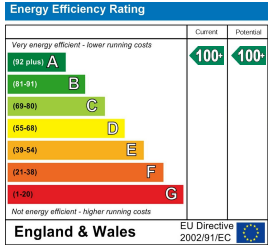
Floor Plan



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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143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA