



17 Smiths Walk

Oulton Broad, Lowestoft, NR33 8QN

Asking Price £215,000



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Aldreds are delighted to offer this beautifully presented two bedroom bungalow, ideally situated in the highly sought after area of South Oulton Broad, just a short walk from the stunning Carlton Marshes Nature Reserve. The property offers spacious and versatile accommodation comprising an entrance hall, a generous open plan lounge/dining room, fitted kitchen, a shower room and two double bedrooms. Outside, the bungalow has an attractive front garden and a long driveway providing ample off road parking. To the rear is a private, enclosed lawned garden featuring a large timber outbuilding and a decked seating area beneath a timber veranda. Additional benefits include gas-fired central heating via a modern boiler and uPVC double-glazed windows throughout. The property is conveniently located within walking distance of local amenities, including a Tesco supermarket, as well as picturesque bridleways leading to the Broads National Park. Properties in this desirable cul-de-sac rarely come to market. Offered at a realistic asking price, early viewing is highly recommended.

'L' Shaped Entrance Hall

Fitted carpet, coved ceiling, loft access leading to insulated loft space, radiator, telephone point, full length storage/cloaks cupboard, power points.

Lounge/Diner

19'3" x 10'7" (5.88 x 3.23)

Fitted carpet, coved ceiling, walk-in uPVC bay window, radiator, TV point, power points, ample space for family size dining table and chairs, modern electric living flame fire.

Kitchen

9'3" x 9'3" (2.84 x 2.83)

Vinyl flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, recess for white goods including plumbing for a washing machine, uPVC window, coved ceiling, extraction cooker hood, radiator, power points, full length storage cupboard housing the modern energy efficient combination boiler (white goods can be included in the asking price if required).





Shower Room

Vinyl flooring, fully tiled shower cubicle, vanity sink unit, low level WC, part tiled walls, uPVC window, full length heated towel rail.

Bedroom 1

10'11" x 13'9" (3.33 x 4.21)

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

Bedroom 2

10'11" x 9'3" (3.35 x 2.83)

Fitted carpet, coved ceiling, radiator, power points, uPVC door leading out to the rear garden.

Outside

To the front of the property there is beautifully presented front garden which is laid to artificial turf with a range of shrub and stone borders, a long concrete driveway providing ample off road parking for a variety of vehicles. Outside to the rear there is a beautifully presented garden which is non-overlooked from all sides, laid to lawn with a beautiful decked seating area enclosed by a timber veranda, large timber and felt workshop/garden room, timber and felt summerhouse, greenhouse, a range of shrub and flower borders, all enclosed by high fencing, side access leading to the front driveway.

Tenure And Services

Freehold

Council Tax Band - B

Mains Gas Electric Drains And Water



Floor Plan

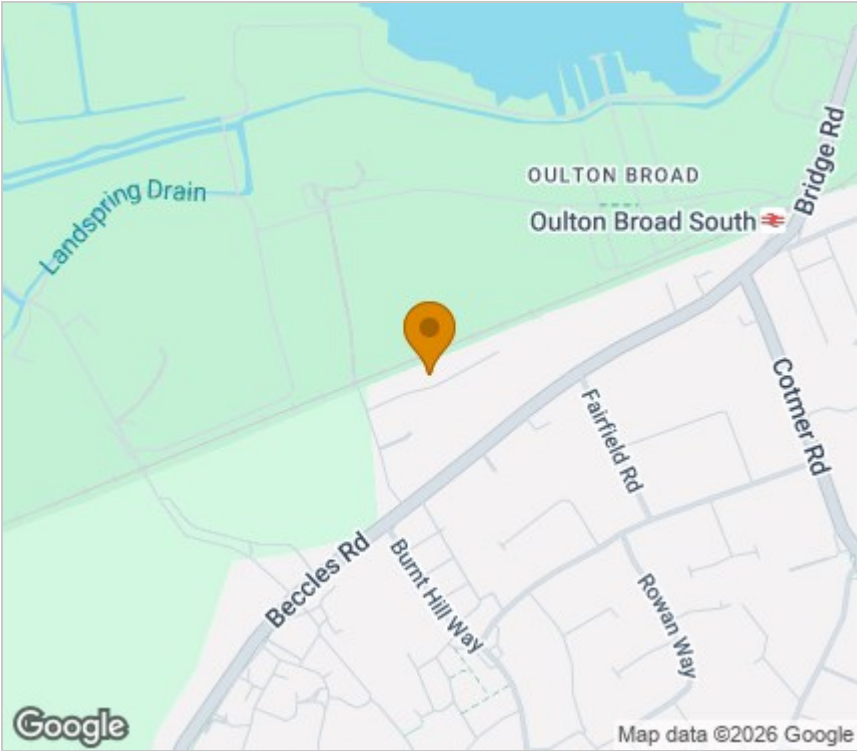


Viewing

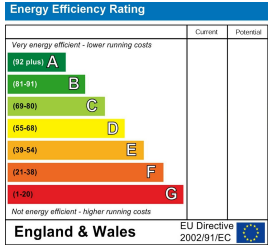
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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