HARDIMANS



47 Orford Drive

Oulton Broad, Lowestoft, NR32 3DJ

£240,000

HARDIMANS

2 | 1 | 2 | D

47 Orford Drive, Oulton Broad, Lowestoft, Suffolk, NR32 3DJ







IMMACULATE DETACHED bungalow on desirable residential development in North Oulton Broad. The property has been recently improved to a high standard and is presented in immaculate condition. The bungalow benefits from a re-fitted shaker style kitchen/diner and a re-fitted bathroom. This bungalow presents itself in ready to move in condition and must be viewed to be fully appreciated.

UPVC double glazed door to

ENTRANCE HALL

tiled floor, double radiator, built-in cloaks cupboard, further glazed door to

GOOD SIZE INNER HALLWAY

10'0" x 6'5" (3.05 x 1.96)
with oak flooring, double radiator, access to roof void, telephone point.

SPACIOUS LOUNGE

16'0" x 11'11" (4.88 x 3.63 (4.87 x 3.62))
upvc double glazed picture window overlooking the front garden, vertical blinds, double radiator, feature composite fireplace with a Living Flame coal effect gas fire, tv point, coved ceiling.













RE-FITTED KITCHEN/DINER

16'0" x 8'9" (4.88 x 2.67 (4.87 x 2.66)) fitted in a range of shaker style units in a soft cream finish, Butchers block style worktops, single drainer ceramic sink, hot and cold mixer tap, integrated CDA washing machine 8kg load with front decor panel, integrated refrigerator and freezer with front decor panels, 4 burner stainless steel gas hob, oven/grill, tiled splashbacks, fitted wall cupboards, double aspect windows with upvc double glazing, matching side door, fitted blinds, extractor fan and radiator, inset ceiling spot lighting.

BEDROOM 1

11'11" x 11'10" (3.63 x 3.61)
upvc double glazed window overlooking the rear garden, vertical blinds, double radiator, tv point.

BEDROOM 2

10'4" x 8'8" (3.15 x 2.64)
upvc double glazed window overlooking the rear garden, vertical blinds, double radiator, tv point.

RE-FITTED BATHROOM

8'0" x 5'5" (2.44 x 1.65)
good size shower bath, hot and cold mixer tap, thermostatic shower unit, contoured shower screen, low level wc, pedestal washbasin, fully tiled walls and floor, chrome towel rail/radiator, extractor fan, inset ceiling spot lighting, upvc opaque glazed window.

OUTSIDE
To the front, gardens laid to lawn, brick retaining walls and timber fencing, concrete pathway and concrete sloping driveway, side double gates, extended driveway. To the rear, good size gardens laid to lawn enclosed by concrete posts and timber fencing, external courtesy lighting.

OVER SIZE GARAGE
19'2" x 10'0" (5.84 x 3.05 (5.83 x 3.06))
with power and light, double timber and personal doors.

N.B
The property has a sloping driveway.

TENURE
Freehold

COUNCIL TAX BAND
B

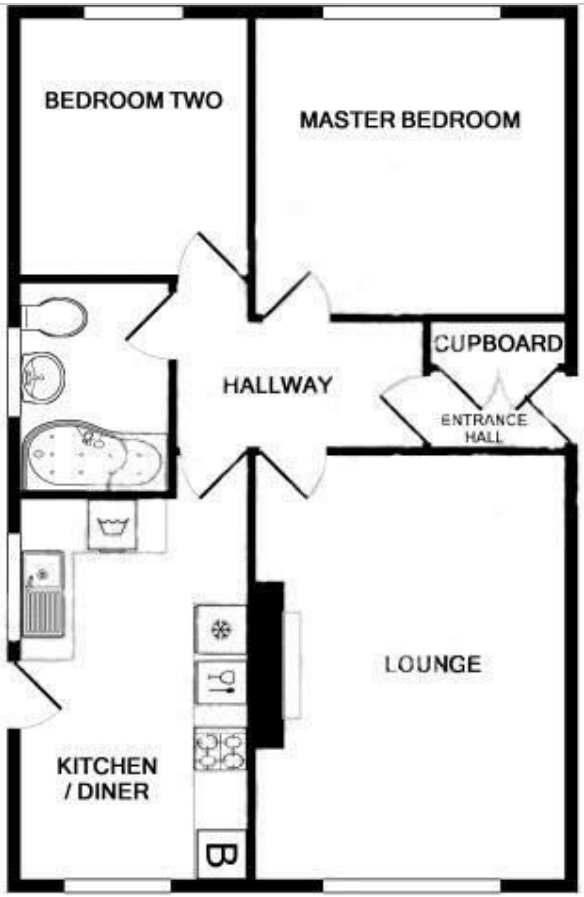
MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Ultrafast download10000mbps upload10000mbps
* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

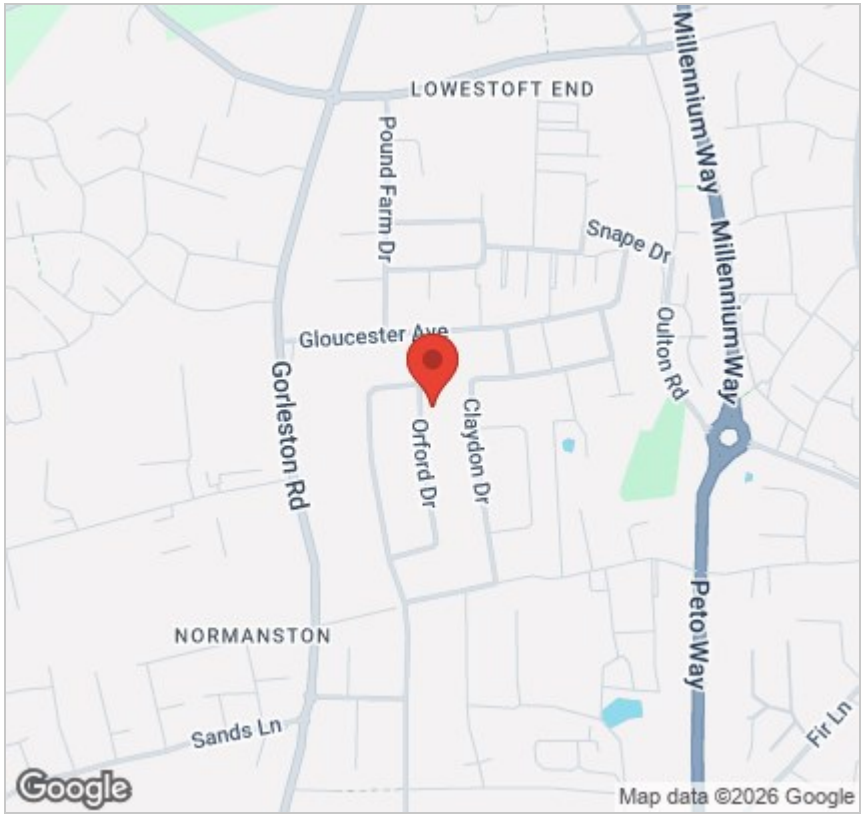



HARDIMANS

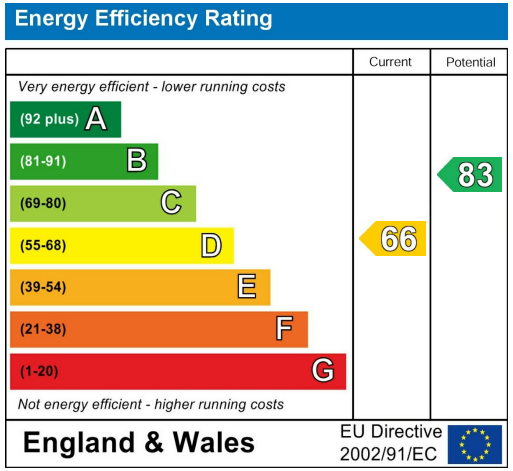
Floor Plan


BEDROOM TWO
MASTER BEDROOM
CUPBOARD
HALLWAY
ENTRANCE HALL
LOUNGE
KITCHEN / DINER
B

Area Map



Energy Efficiency Graph



IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.