



**Aldreds**  
Estate Agents

4 Grampian Way

Oulton Broad, Lowestoft, NR32 3EW

Asking Price £250,000





## 4 Grampian Way

Oulton Broad, Lowestoft, NR32 3EW

Aldreds are delighted to offer this three bedroom detached bungalow situated in this very desirable North Oulton Broad location being within walking distance of the Broads National Park, local amenities and railway station with direct links to Norwich. The spacious versatile accommodation includes an entrance porch, an 'L' shaped entrance hall, a spacious open plan lounge/diner, fitted kitchen, three bedrooms with bedroom three leading into the conservatory and a bathroom. Outside to the front there is a long driveway providing ample off road parking leading to a detached brick garage. To the rear there is a West facing lawned garden. Properties in this highly desirable location rarely become available and an early viewing is strongly recommended. Offered with no onward chain.

### Entrance Porch

Upvc entrance door.

### Entrance Hall

Power points, radiator, coved ceiling, loft access leading to insulated loft space, full length airing cupboard.

### Lounge/Diner

20'2" x 12'10" (6.17 x 3.93)

Fitted carpet, coved ceiling, double aspect including Upvc bay window, radiator, power points, T.V point, timber fireplace with living flame electric fire, wide opening leading to the kitchen.

### Kitchen

11'5" x 7'11" (3.48 x 2.43)

Ceramic tiled flooring, inset spot lighting, range of solid timber kitchen units, extended work surfaces, poly carbonate sink with single drainer, built in electric oven with matching ceramic hob, extraction cooker hood, recess for white goods including spa for a full length fridge/freezer, recess and plumbing for washing machine, Upvc window, Upvc door leading to rear garden.

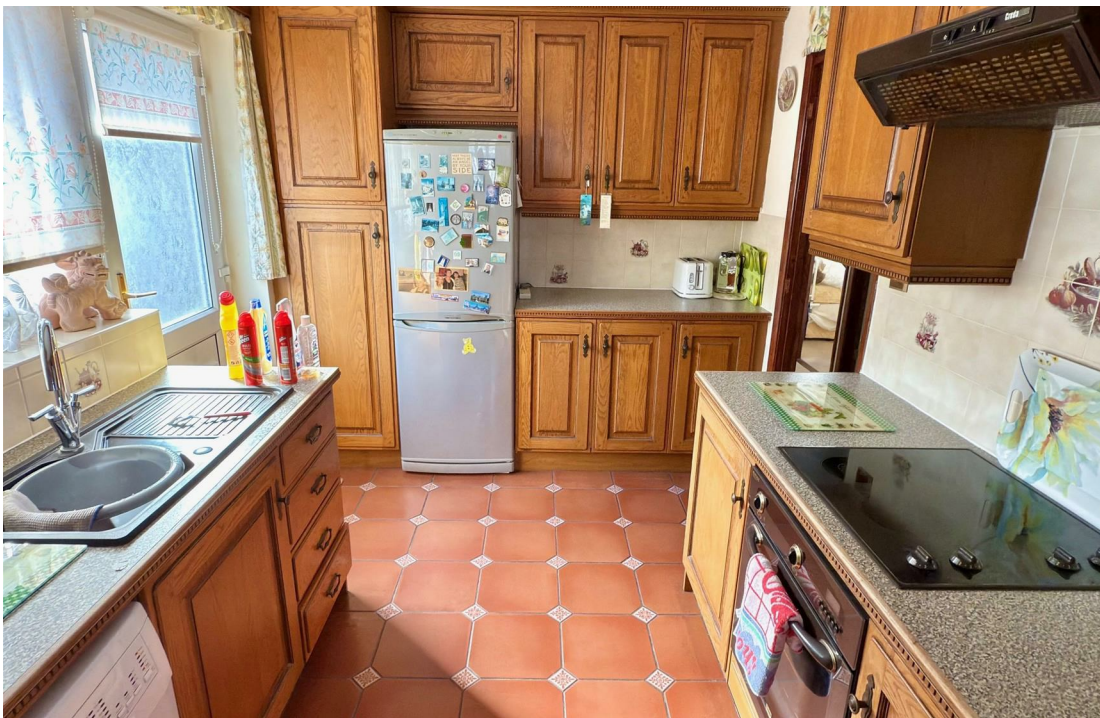
### Bedroom 1

10'8" x 7'10" (3.27 x 2.4)

Fitted carpet, radiator, power points, Upvc window, range of fitted wardrobes with sliding mirrored doors.







### Bedroom 2

9'7" x 6'1" (2.94 x 1.86)

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

### Bedroom 3/Dining Room

6'7" x 10'2" (2.03 x 3.12)

Laminate flooring, coved ceiling, power points, radiator, wide opening leading to conservatory.

### Conservatory

10'2" x 10'5" (3.12 x 3.2)

Laminate flooring, large aspect Upvc windows, radiator, pitched polycarbonate roof, double doors leading to rear garden.

### Outside To The Front

There is a lawned frontage with long driveway providing ample off road parking which leads to a detached brick built garage with up and over door, power points and lighting.

### Outside To The Rear

There is a beautifully presented west facing garden with a very private rear and side aspect which is laid to lawn with patio seating area plus a raised decked seating area, range of shingle and slate borders, all enclosed by high fencing.

### Tenure

Freehold

### Services

Mains water, electricity, oil, drainage.

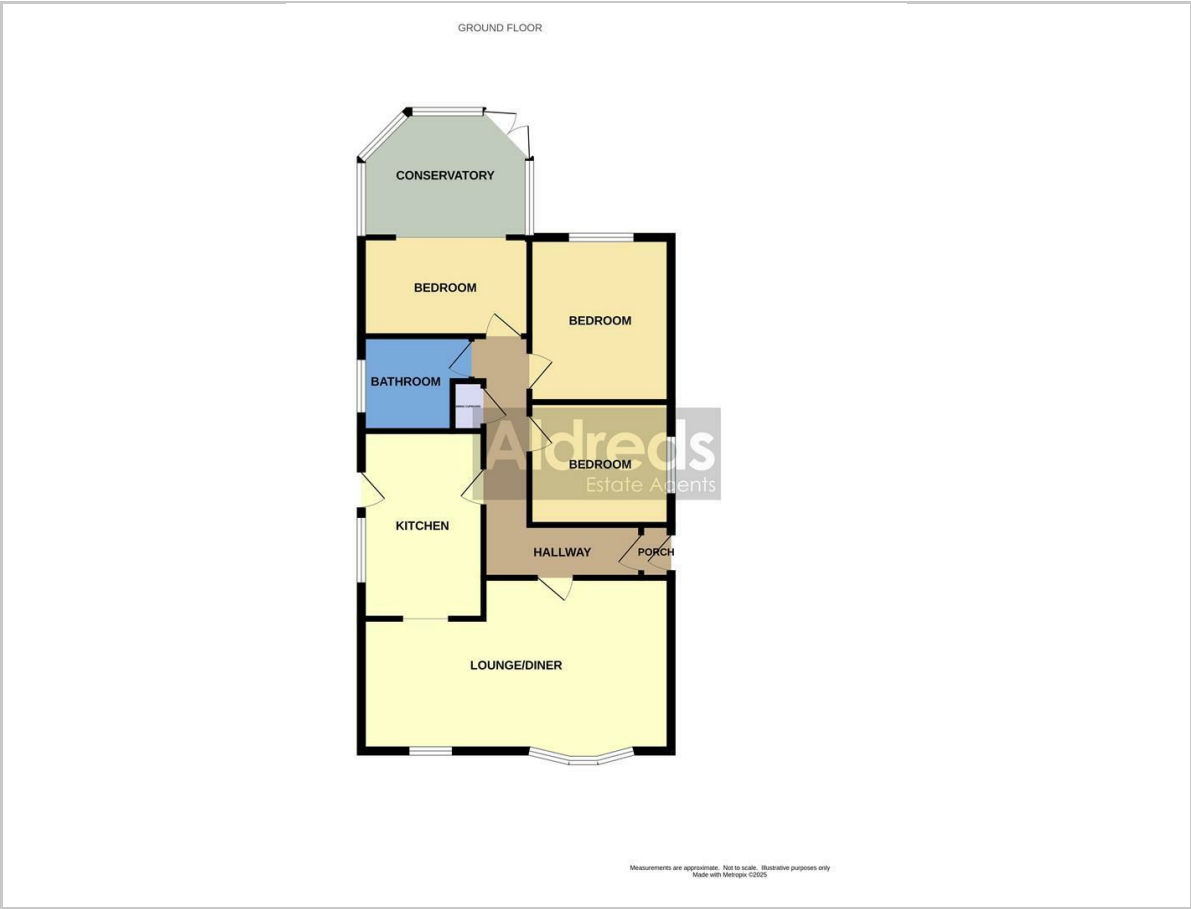
### Council Tax

East Suffolk. Band 'B'

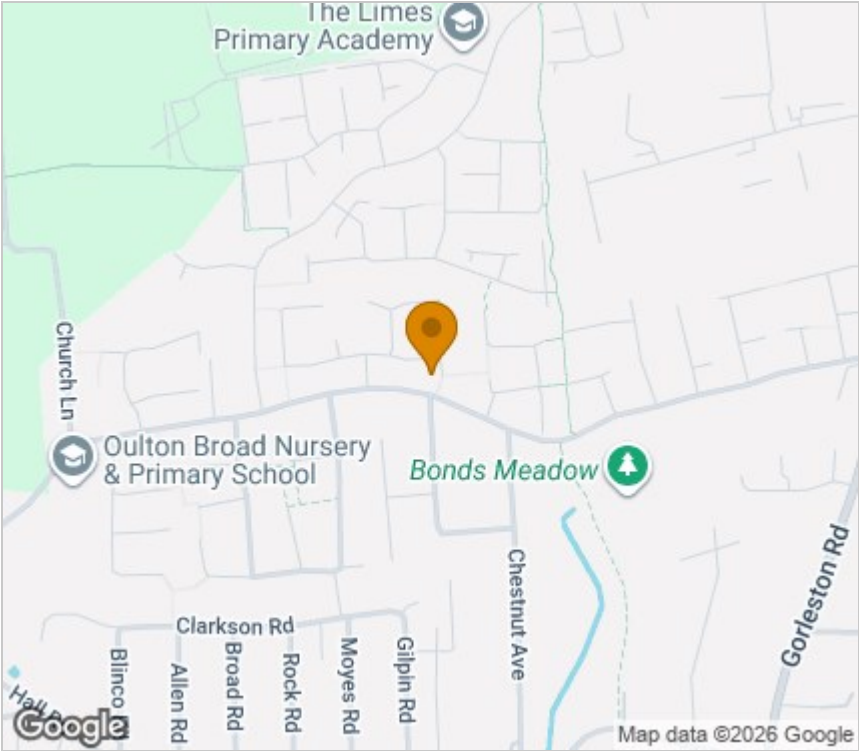
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Floor Plan



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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