



31 Pound Farm Drive

Oulton Broad, Lowestoft, NR32 4RF

Offers In Excess Of £325,000



31 Pound Farm Drive

Oulton Broad, Lowestoft, NR32 4RF

Aldreds are delighted to present this beautifully extended three double bedroom bungalow, ideally situated in the highly desirable North Oulton Broad area, within easy walking distance of local railway stations and the Broads National Park. Lovingly improved and extended by the current owners, this exceptional home has been finished to an outstanding standard, with no expense spared. Recent upgrades include a full rewire, modern central heating system and high quality fixtures and fittings throughout, creating a stylish home that is ready to move into. The spacious and thoughtfully designed accommodation includes a welcoming L-shaped entrance hall, a lounge with a beautiful feature fireplace, which leads into the contemporary kitchen/breakfast room, a separate formal dining room, three double bedrooms including a superb master bedroom with its own ensuite shower room and modern family bathroom. Externally there is a generous front driveway providing ample off road parking for several vehicles. To the rear, the beautifully landscaped garden enjoys a private, sunny aspect and is complete with a hot tub that is included in the asking price. Further benefits include tasteful décor throughout, luxury floor coverings, and recently installed double-glazed windows. Offering exceptional living space, high-quality finishes, and an enviable location, this outstanding bungalow is perfectly suited to families or anyone seeking a spacious, turn-key home. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

Wide 'L' Shaped Entrance Hall

LVT flooring, flat plastered ceiling, full length feature radiator, composite sealed unit double glazed entrance door, power points, loft access leading to insulated loft space, full length cloaks/storage cupboard.

Lounge

16'10" x 11'0" (5.15 x 3.37)

LVT flooring, flat plastered and coved ceiling, full length feature radiator, large aspect uPVC window, in-built living flame electric fire, power points, TV point, wide opening leading to:-

Kitchen/Breakfast Room

11'2" x 15'10" (3.41 x 4.85)

LVT flooring, a recently installed quality fitted kitchen with a range of units, extended work surfaces, central island with double stainless steel sink, a full range of quality integrated appliances including washing machine, tumble dryer, full length fridge/freezer, eye level double oven including microwave, matching induction hob, enclosed extraction cooker hood, flat plastered ceiling, inset spotlighting, wine cooler, double aspect uPVC windows, uPVC door leading out to the rear garden.

Dining Room (open plan off entrance hall)

11'3" x 9'1" (3.44 x 2.78)

LVT flooring, flat plastered ceiling, double uPVC patio doors leading out to the rear garden, ample space for family size dining table and chairs, full length feature radiator, power points.

Family Bathroom

LVT flooring, quality fitted bathroom suite comprising of a shower set over a panel bath, vanity sink unit, low level WC, Aquaboard panelled walls, uPVC window, inset spotlighting, extractor fan.





Master Bedroom

13'6" x 13'5" (max) (4.12 x 4.09 (max))

Fitted carpet, flat plastered ceiling, TV point, power points, feature radiator, uPVC window.

Ensuite

LVT flooring, quality fitted shower suite comprising of a double width shower cubicle with Aquaboard panelled splashbacks, low level WC with enclosed cistern, vanity sink unit, full length heated towel rail, uPVC window, flat plastered ceiling, inset spotlighting, extractor fan.

Bedroom 2

14'7" x 8'10" (4.47 x 2.7)

Fitted carpet, flat plastered ceiling, uPVC window, feature radiator, power points, a full range of quality fitted wardrobes, TV point.

Bedroom 3

11'5" x 11'7" (3.49 x 3.55)

Fitted carpet, flat plastered ceiling, uPVC window, feature radiator, power points, quality fitted wardrobe.

Outside

To the front of the property there is a large driveway providing ample off road parking for a variety of cars and leisure vehicles, a range of raised flower and shrub borders, all enclosed by low level brick walls. To the rear there is a beautifully presented garden with a large recently installed moon shape patio seating area, a further raised decked seating area enclosed by timber pergola, designated hot tub area (hot tub included in asking price), metal shed, artificial lawn, raised flower and shrub borders, all enclosed by high fencing and brick walls with a very private rear and side aspect, side path leading to front driveway.

Tenure And Services

Freehold

Council Tax Band B

Mains Water Electric Gas And Drains

Ref: L2649/07/26



Floor Plan

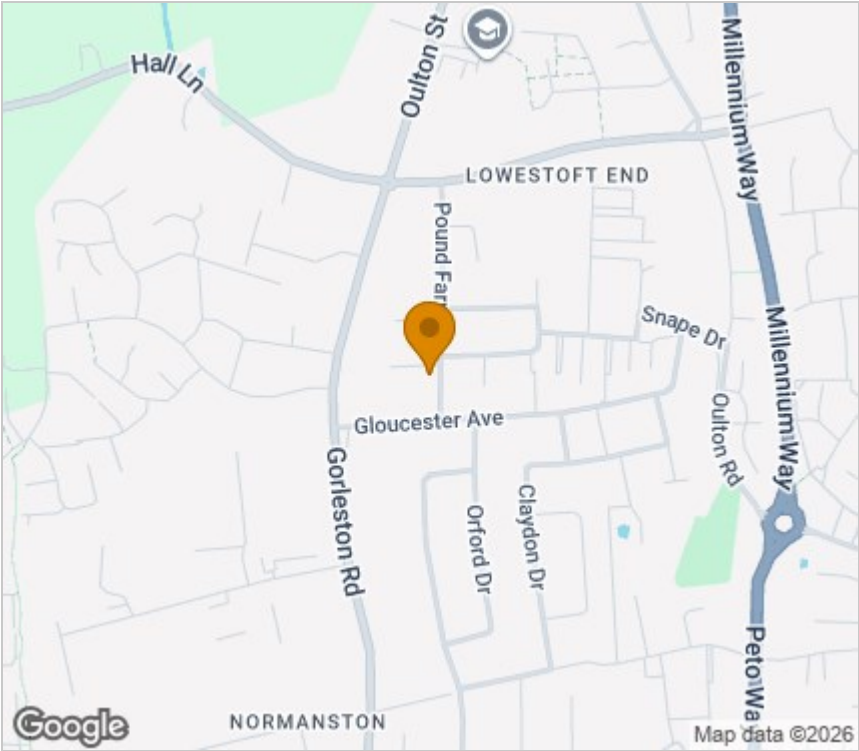


Viewing

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

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

