



26 Chestnut Avenue
Oulton Broad, Lowestoft, NR32 3JA
Offers Over £340,000



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**** STUNNING LOCATION WITH A LARGE GARDEN **** Aldreds are delighted to offer this beautiful three bedroom detached bungalow situated within one of the most desirable postcodes in North Oulton Broad being within walking distance of the Broads National Park and amenities. The property benefits from just over 0.25 acres of lawned gardens. The gardens really must be viewed to be truly appreciated as they have been very cleverly designed and planted with a range of specimen trees shrubs and flowers. The spacious versatile accommodation includes an 'L' shaped entrance hall, spacious lounge overlooking the rear garden with a feature raised open plan dining area, open plan kitchen/diner, bathroom with separate WC and three good sized bedrooms, master with a walk in wardrobe. Benefits also include gas fired central heating and uPVC windows with the addition of a cast iron central log burner. There are also recently installed PV panels giving the benefits of cheap electricity and annual monetary return. Properties set in this postcode with this amount of garden land and backing onto a nature reserve rarely come for sale and an early viewing is strongly recommended.

'L' Shaped Entrance Hall

Fitted carpet, picture rails, loft access leading to insulated loft space, sealed unit double glazed entrance door, full length storage/cloaks cupboard.

Lounge/Diner

22'2" x 16'2" (6.779 x 4.95)

Lounge area:

Fitted carpet, triple aspect uPVC windows, radiator, power points, tv points, central log burner, sliding patio doors leading out to rear garden.

Raised dining area:

Fitted carpet, uPVC window.

Kitchen/Diner

8'0" x 20'6" (2.44 x 6.25)

Kitchen area:

Ceramic tiled flooring, a range of modern fitted kitchen units, solid timber work surfaces, stainless steel sink with single drainer, uPVC window, wall mounted gas boiler, tiled splashbacks, recess for white goods including plumbing for a washing machine.

Dining area:

Fitted carpet, feature central skylight window, inset spot lighting, ceiling with timber beams, radiator, ample space for family sized dining table and chairs.

Bedroom 1

12'5" x 9'11" (3.79 x 3.04)

Fitted carpet, double aspect uPVC windows, radiator, power points, walk in wardrobe.





Bedroom 2

10'6" x 12'0" (3.22 x 3.66)

Fitted carpet, picture rails, uPVC window, radiator, power points.

Bedroom 3

12'8" x 10'0" (3.87 x 3.06)

Fitted carpet, uPVC window, power points, radiator.

Bathroom

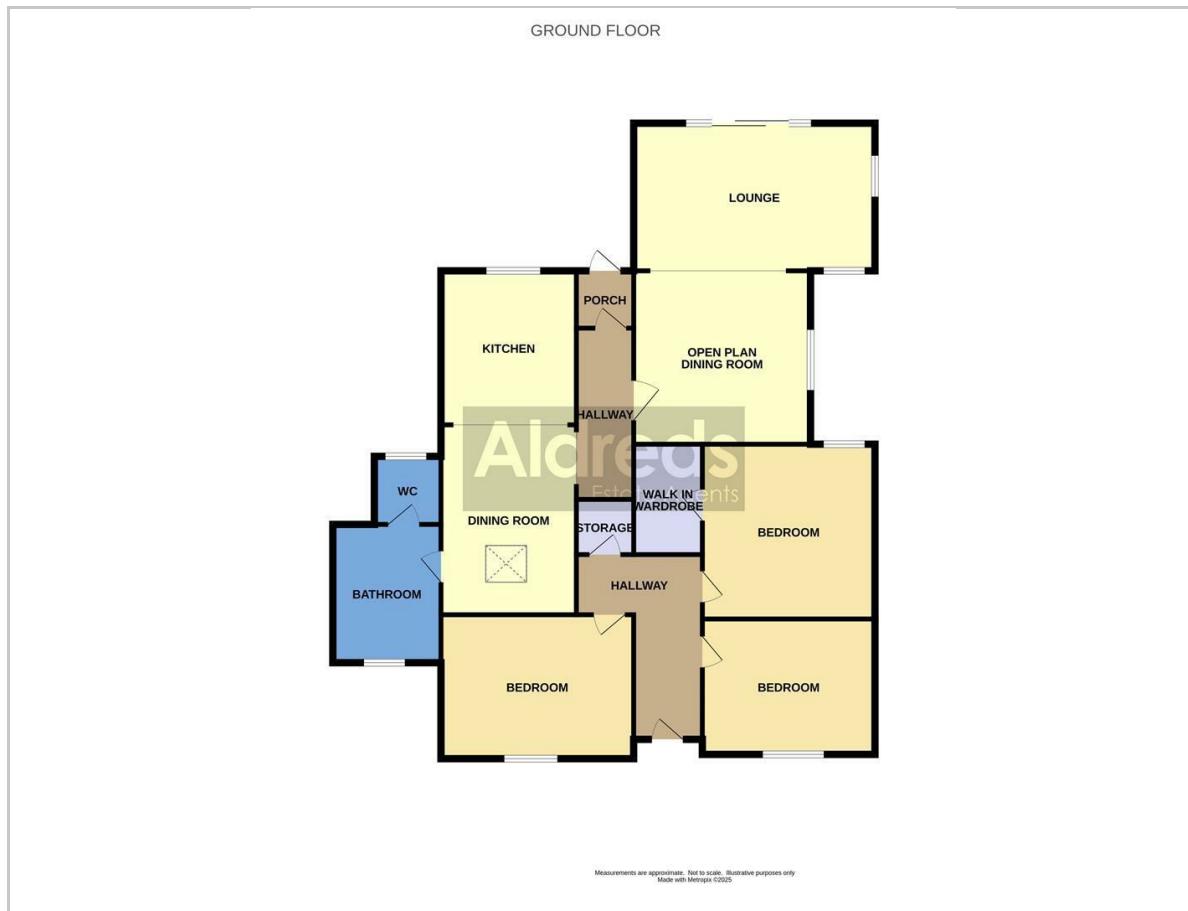
Ceramic tiled flooring, modern white bathroom suite comprising of panel bath, vanity sink unit, low level WC, double aspect uPVC windows, extractor fan, aquaboard splashbacks, radiator.

Outside

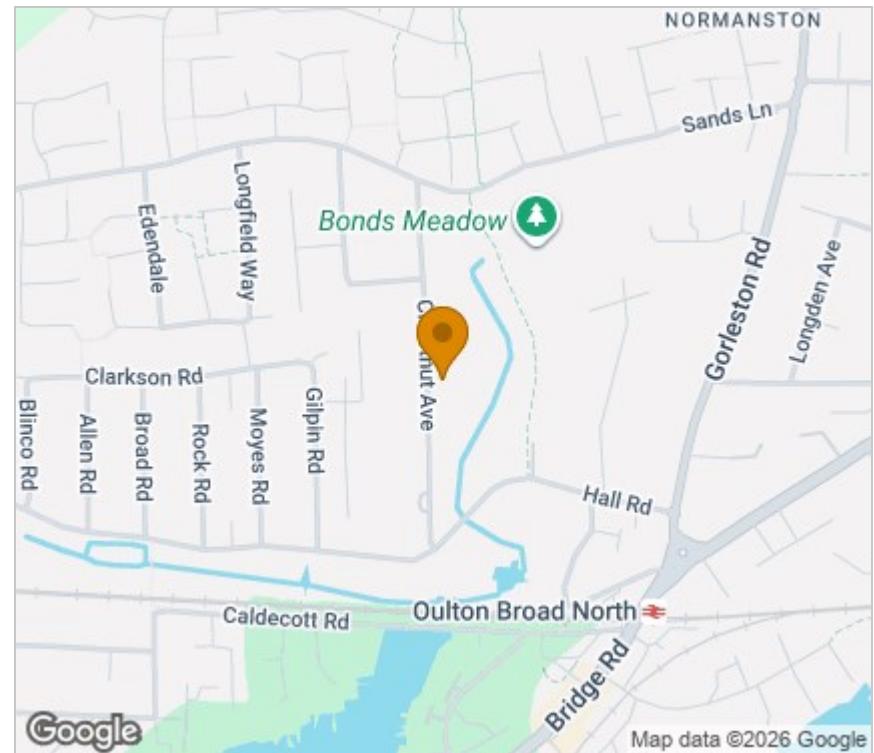
To the front of the property there is a wide brick weave driveway providing ample off road parking for a variety of vehicles, side footpath leading to the rear garden. Outside to the rear there is just over 0.25 of an acre (approx) of gardens which back onto Bonds Meadow Nature Reserve. The current owner has cleverly designed and planted the lawned gardens with a full range of specimen flower and shrub borders, a patio seating area within the veranda and to the rear of the garden there is an enclosed orchard area which again has been cleverly planted with a full range of shrubs trees and flowers. There is also a range of timber and felt sheds with professionally laid power cables to give the option of further outbuildings if required.



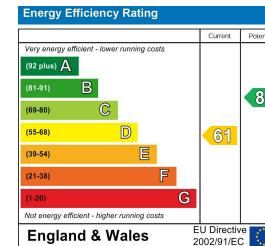
Floor Plan



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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