



9 Millbank

Oulton Broad, Lowestoft, NR32 3HG

Asking Price £280,000



# 9 Millbank

Oulton Broad, Lowestoft, NR32 3HG

Aldreds are delighted to offer this very well presented semi detached house situated in this very desirable North Oulton Broad location in a cul-de-sac just off Sands Lane. The current vendor has maintained the property to an excellent standard throughout with recent refurbishment works including a quality fitted kitchen, modern fitted floor coverings and tasteful neutral decorations throughout. Benefits also include uPVC double glazed windows and gas fired central heating. The accommodation includes an entrance hall, spacious lounge and an open plan kitchen/diner leading into a uPVC conservatory. On the first floor there is a galleried landing, three separate bedrooms and a family bathroom. Outside to the front there is a long driveway providing ample off road parking for a variety of vehicles, a brick built garage and fully enclosed lawned gardens to the rear. Within walking distance there are all of Oulton Broad's amenities, shops, bars and restaurants, the Broads National Park and railway station with direct links to Norwich City Centre. Early viewing is strongly recommended to appreciate this outstanding family home.

## Entrance Hall

Fitted carpet, uPVC entrance door, full length cloaks cupboard, radiator, power points, stairs raising to first floor.

## Lounge

12'3" x 13'5" (3.74 x 4.11)

Laminate flooring, coved ceiling, Georgian style uPVC window, radiator, power points, tv point.

## Kitchen/Diner

10'0" x 16'7" (3.07 x 5.08)

Laminate tiled flooring, a range of modern quality fitted kitchen units, extended work surfaces, tiled splashbacks, built in stainless steel oven with matching four burner gas hob, extraction cooker hood, double stainless steel sink with single drainer, recess for white goods including full length fridge/freezer, spotlighting, ample space for family size dining table and chairs, double aspect Georgian style uPVC windows, uPVC door leading to:-

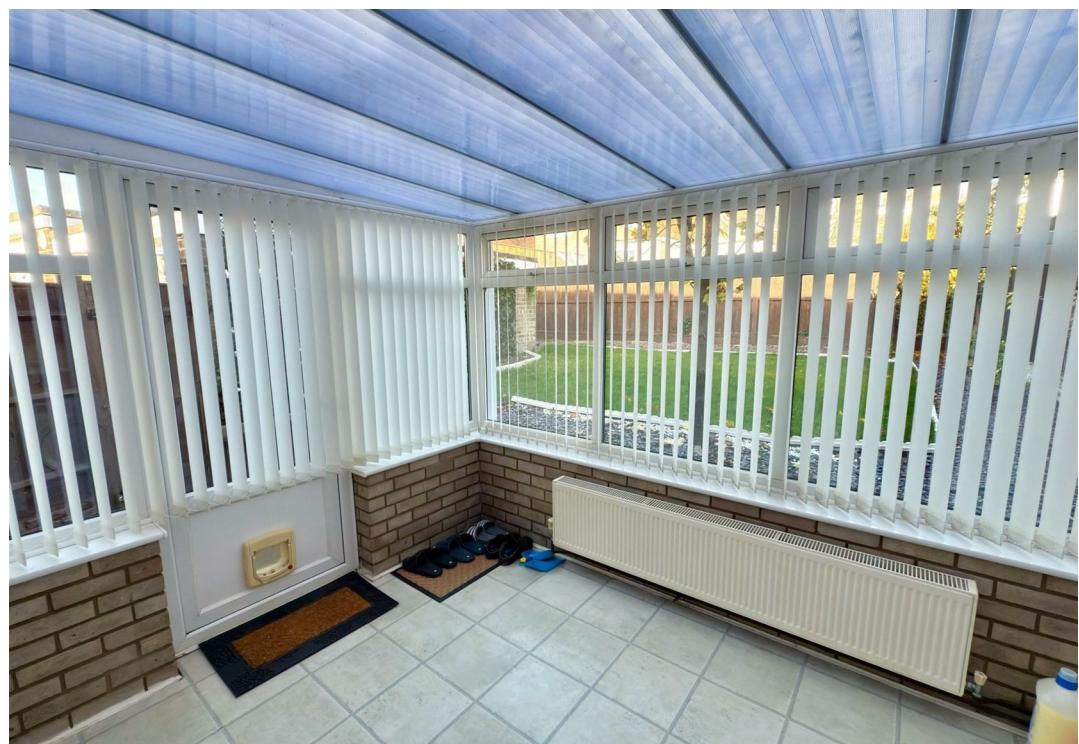
## Conservatory

9'9" x 13'5" (2.99 x 4.10)

Laminate tiled flooring, polycarbonate roof, large aspect uPVC windows, radiator, power points, uPVC door leading out to rear garden, plumbing and recess for automatic dishwasher and tumble dryer.

## Central Galleried Landing

Power points, radiator, loft hatch leading to insulated loft space.





#### Bedroom 1

10'3" x 12'1" (3.14 x 3.7)

Fitted carpet, coved ceiling, Georgian style uPVC window, radiator, power points, two full length built in wardrobes.

#### Bedroom 2

10'0" x 9'0" (3.05 x 2.76)

Fitted carpet, coved ceiling, Georgian style uPVC window, radiator, power points, full length double fitted wardrobe

#### Bedroom 3

7'4" x 7'2" (2.24 x 2.2)

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

#### Bathroom

Fitted bathroom flooring, white bathroom suite comprising of a shower set over a panel bath, low level WC, pedestal sink, radiator, Georgian style uPVC window, extractor fan.

#### Outside

To the front of the property there is an open plan well presented front garden with a long driveway providing ample off road parking leading to a brick built garage with up and over door, power points and lighting. Outside to the rear there is a fully enclosed lawned garden with a range of slate and shrub borders, patio seating area, all enclosed by high fencing with side gate leading to front driveway.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

#### Council Tax

East Suffolk. Band 'B'

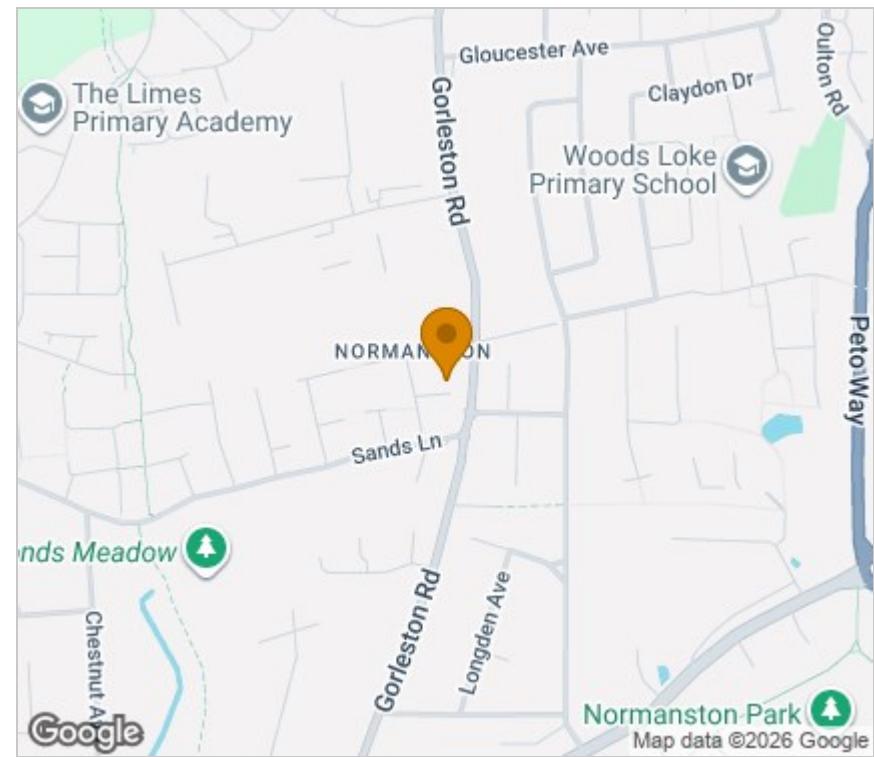
Ref: L2498/11/25



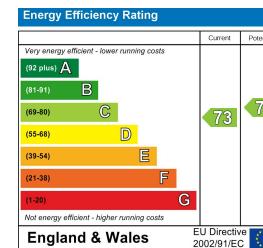
## Floor Plan



## 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

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.

143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA