

A photograph of a single-story brick house with a gabled roof. The house has a large white-framed window and a small front garden with a lawn and a large plant. A paved driveway leads to a green garage door. The property is enclosed by a wooden fence with black metal railings. A blue bin is visible near the house.

# Aldreds

Estate Agents

22 Fern Avenue

Oulton Broad, Lowestoft, NR32 3JF

Asking Price £220,000





## 22 Fern Avenue

Oulton Broad, Lowestoft, NR32 3JF

Aldreds are delighted to offer this two bedroom detached bungalow situated in this very desirable North Oulton Broad location being within walking distance of the Broads and amenities. The spacious accommodation includes an 'L' shaped entrance hall, a spacious open plan lounge/diner, fitted kitchen, a shower room, two double bedrooms and a full length fully heated conservatory. Benefits also include gas central heating and uPVC double glazed windows along with a generous frontage providing ample off road parking, a detached garage and an enclosed rear garden. Properties in this desirable cul-de-sac Oulton Broad location rarely become for sale and an early viewing is recommended.

### 'L' Shaped Entrance Hall

Fitted carpet, radiator, power points, flat plastered and coved ceiling, loft access leading to insulated loft space, two full length storage cupboards, one housing the modern energy efficient combination boiler.

### Lounge/Diner

12'0" x 19'6" (3.66 x 5.96)

Fitted carpet, triple aspect uPVC windows, radiators, power points, tv point, modern living flame electric fire.

### Kitchen

10'11" x 8'3" (3.33 x 2.54)

Ceramic tiled flooring, a range of fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, uPVC window, tiled splashbacks, recess for white goods including plumbing for a washing machine, extraction cooker hood, uPVC window, power points.

### Shower Room

Ceramic tiled flooring, modern suite comprising a double width shower cubicle with Aquaboard splashbacks, pedestal sink, low level WC, fully tiled walls, heated towel rail, uPVC window.







### Bedroom 1

12'11" x 9'10" (3.95 x 3.02)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full range of fitted wardrobes and drawers.

### Bedroom 2

10'5" x 10'9" (3.18 x 3.28)

Laminate flooring, power points, radiator, coved ceiling, a range of fitted wardrobes, double patio doors leading into:-

### Conservatory

10'1" x 19'2" (3.09 x 5.86)

Part ceramic tiled flooring, part laminate flooring, polycarbonate roof, large aspect uPVC windows, power points, radiator, double doors leading out to rear garden.

### Outside

To the front of the property there is a lawned garden with a range of flower and shrub borders, long brickweave driveway providing ample off road parking for a variety of vehicles leading to a detached brick built garage with an up and over door, power points & lighting. To the rear there is a fully enclosed low maintenance patio garden with raised flower & shrub borders, all enclosed by high fencing, access leading to front driveway.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'B'

Ref: L2528/01/26



Floor Plan

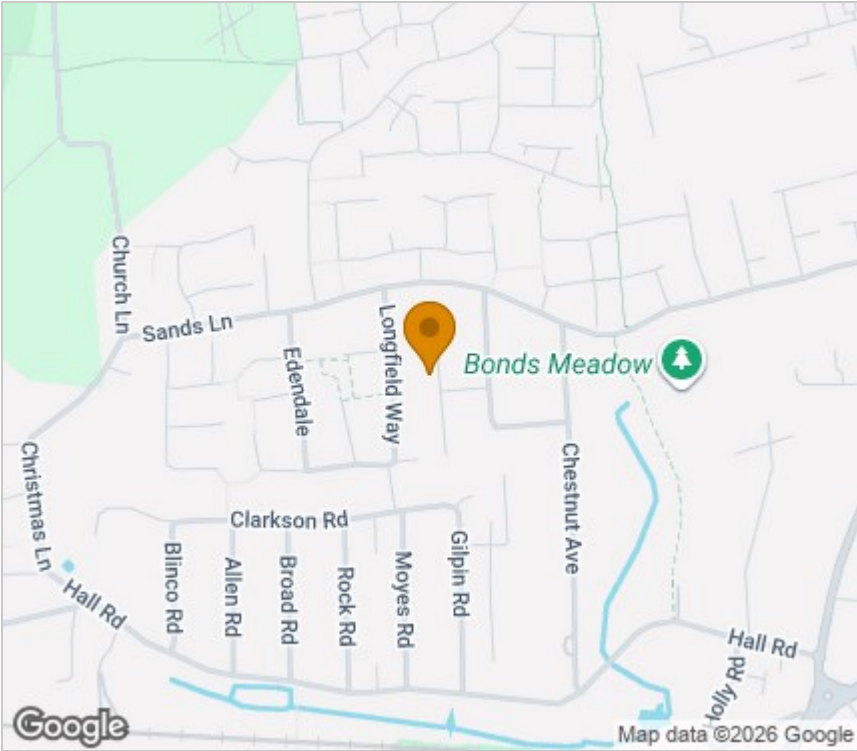


Viewing

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

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Area Map



Energy Efficiency Graph

