

**Aldreds**  
Estate Agents

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**FOR SALE**  
aldreds.co.uk  
01502 565432

278 Normanston Drive  
Oulton Broad, Lowestoft, NR32 2PS  
Asking Price £275,000



## 278 Normanston Drive

Oulton Broad, Lowestoft, NR32 2PS

Aldreds are delighted to offer this beautifully presented three-bedroom detached bungalow, located in the highly desirable North Oulton Broad area. Ideally positioned within walking distance of the railway station, the Broads National Park, and a range of local amenities, this property offers both convenience and an enviable lifestyle. The current owners have recently enhanced the home with tasteful neutral décor throughout, newly fitted floor coverings, and a brand-new modern kitchen. Further accommodation includes a contemporary shower room, with additional benefits of gas-fired central heating via a Worcester combination boiler and uPVC double-glazed windows and doors. Externally, the property boasts a generous frontage providing ample off-road parking for multiple vehicles, including leisure vehicles, as well as a detached garage. To the rear is a beautifully presented, sizeable and private garden, thoughtfully designed with artificial grass, front and rear patio seating areas, and a range of outbuildings, including a summer house. The garden enjoys a particularly secluded rear and side aspect, ideal for relaxation and entertaining. Overall, this is an outstanding bungalow in a superb location, presented in true move-in-ready condition and offered with no onward chain. Early viewing is highly recommended.

### Wide T-Shaped Entrance Hall

Newly fitted carpet, coved ceiling, Upvc entrance door, radiator, full length storage/cloak cupboard, loft access leading to loft space.

### Lounge

12'6" x 12'5" (3.83 x 3.79)

Newly fitted carpet, coved ceiling, radiator, Upvc window, power points, telephone point.

### Kitchen

6'5" x 14'5" (1.97 x 4.40)

Timber effect vinyl flooring, full range of newly fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, modern washing machine included in the asking price, electric cooker, tiled splash backs, power points, spot lighting, coved ceiling, Upvc window.

### Utility Room

Ceramic tiled flooring, newly fitted base unit with extended work surface, Upvc window, recess for fridge/freezer.

### Rear Porch

Timber flooring, Upvc window, Upvc door leading out to the rear garden.





### Shower Room

Timber effect vinyl flooring, modern shower suite comprising of a over sized corner shower cubicle with aqua board splash backs, pedestal sink, low level W.C, part tiled walls, Upvc window, radiator, wall mounted towel rail, modern energy efficient Worcester combination boiler.

### Bedroom 1

14'6" x 10'7" (4.44 x 3.25)

Newly fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, full range of fitted wardrobes with mirrored doors.

### Bedroom 2/Dining Room

12'1" x 13'0" (3.69 x 3.98)

Newly fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, T.V point, fireplace with inset living flame fire.

### Bedroom 3

10'6" x 9'4" (3.21 x 2.86)

Newly fitted carpet, Upvc window, power points, radiator.

### Outside To The Front

There is a generous frontage with raised slate borders, large tarmac driveway which gives ample space for a variety of cars or leisure vehicles. The driveway leads down to a garage with up and over door, power points and lighting.

### Outside To The Rear

There is a beautifully presented large garden which is laid to artificial turf, full range of flower and shrub borders, central timber and metal pergola, range of outbuildings including a greenhouse, timber and felt shed, timber and felt summer house, patios to both the front and rear of the garden allowing ample space for bistro style dining, range of mature trees and shrubs which is all enclosed by high fencing and side gate leading to front driveway.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk Band 'B'

Ref: L2531/01/26



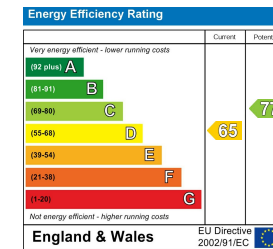
## Floor Plan



## 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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