

**Aldreds**  
Estate Agents



25 Breydon Way

South Oulton Broad, Lowestoft, NR33 9AS

Asking Price £230,000



## 25 Breydon Way

South Oulton Broad, Lowestoft, NR33 9AS

Aldreds are delighted to offer this beautifully presented two-bedroom detached bungalow, ideally situated in the highly desirable South Oulton Broad area, within easy walking distance of the Broads National Park and a range of local amenities. Recently updated to an excellent standard throughout, the property combines modern presentation with comfortable and practical living. The accommodation features tasteful neutral décor, a brand-new fitted kitchen, brand-new bathroom and newly fitted floor coverings. Further benefits include gas central heating via an energy-efficient boiler and uPVC sealed-unit double glazing. The well-planned accommodation comprises an entrance porch, spacious open-plan lounge/diner, newly fitted kitchen, conservatory, inner hallway, two generous double bedrooms and a modern shower room. Outside, the property enjoys a well-presented open-plan frontage, with a private driveway providing ample off-road parking and access to a detached brick-built garage. To the rear is a particularly private and spacious lawned garden, offering an excellent setting for outdoor relaxation and entertaining. Offered at a realistic asking price and requiring little or no further work, this outstanding detached bungalow is ready to move straight into. An early viewing is highly recommended to fully appreciate the quality of presentation, generous accommodation and sought-after location on offer.

### Entrance Porch

Newly fitted carpet, uPVC entrance door, large aspect uPVC window.

### Lounge/Diner

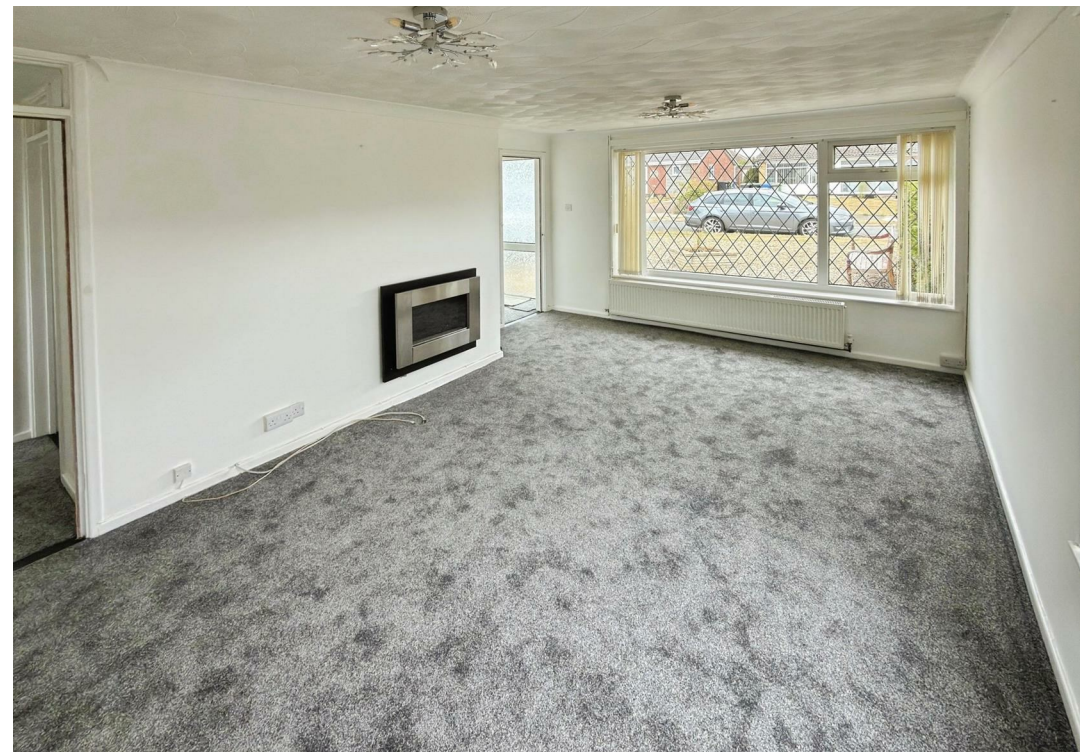
13'1" x 17'4" (3.99 x 5.29)

Newly fitted carpet, coved ceiling, double aspect uPVC windows, power points, TV point, modern wall mounted living flame fire.

### Kitchen

9'4" x 9'7" (2.87 x 2.94)

Timber effect vinyl flooring, a full range of newly fitted quality kitchen units with extended timber work surfaces, double stainless steel sink with single drainer, electric oven with matching four burner electric hob, stainless steel extraction cooker hood, tiled splashbacks, uPVC window, modern wall mounted energy efficient boiler, uPVC leading to:-





### Conservatory

7'4" x 7'10" (2.24 x 2.41)

Timber effect vinyl flooring, pitched polycarbonate roof, large aspect uPVC windows, uPVC door leading out to the rear garden, plumbing for a washing machine, power points.

### Inner Hallway

Newly fitted carpet, power points, loft access leading to insulated loft space.

### Bedroom 1

12'0" x 10'2" (3.67 x 3.11)

Newly fitted carpet, double aspect uPVC windows, TV point, power points, radiator, double fitted wardrobe.

### Bedroom 2

9'4" x 11'5" (2.86 x 3.48)

Newly fitted carpet, uPVC window, radiator, power points, telephone point.



### Shower Room

Timber effect vinyl flooring, double width fully tiled shower cubicle, pedestal sink, low level WC, tiled splashbacks, uPVC window, heated towel rail.

### Outside

Outside to the front is a low maintenance garden laid to ornamental stone, driveway providing ample off road parking leading to a brick built detached garage with up and over door, power points & lighting. To the rear there is a very private spacious lawned garden with a range of flower and shrub borders, patio seating area, fruit trees, enclosed by high fencing with side gate leading to front driveway.



### Tenure

Freehold

### Services

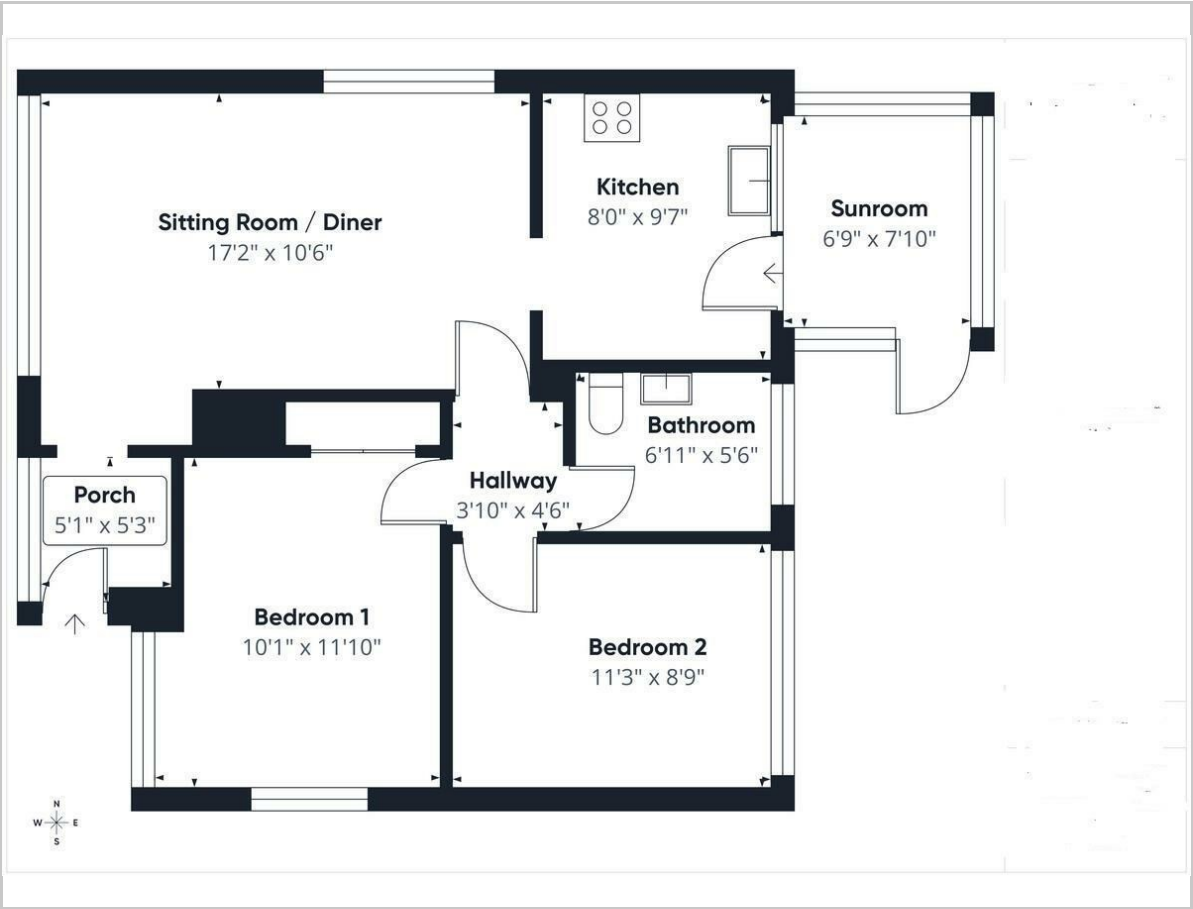
Mains water, electricity, gas, drainage.

### Council Tax

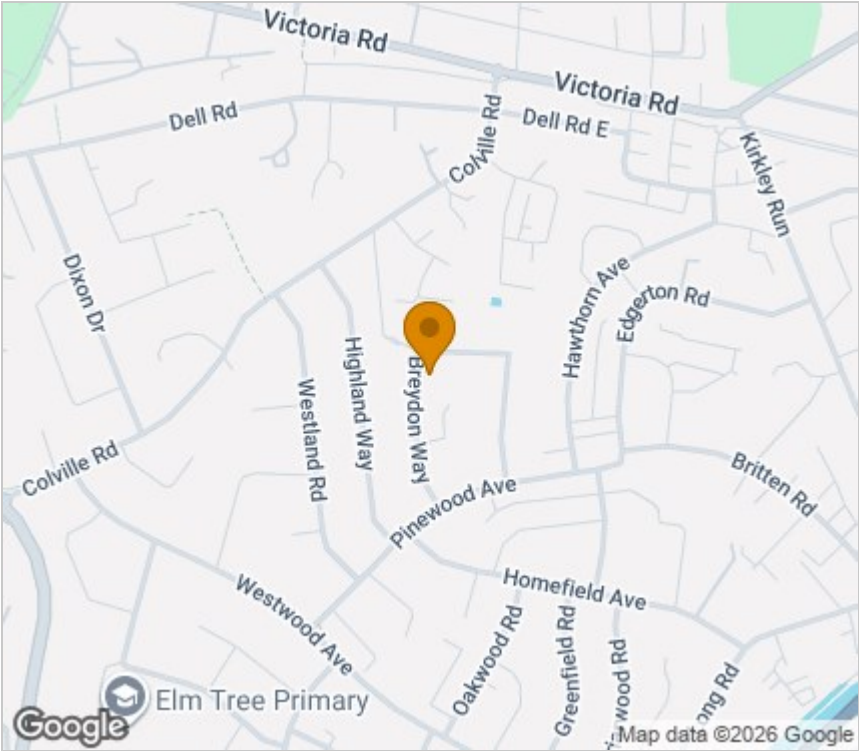
East Suffolk Council Band 'B'

Ref: L2689/08/26

Floor Plan



Area Map

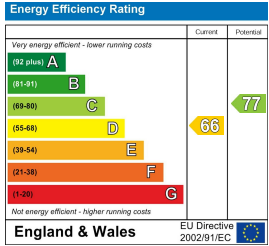


Viewing

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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Energy Efficiency Graph



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