



65 Somerleyton Road

Oulton Village, Lowestoft, NR32 4RB

Offers Over £265,000



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Oulton, Lowestoft, NR32 4RB

Aldreds are delighted to offer this beautifully updated three bedroom bungalow located in the highly sought after area of Oulton. Finished to an excellent standard by the current owners, the property offers stylish décor, modern fixtures and fittings, and a flexible layout ideal for both families and those seeking single-level living. The accommodation includes an entrance porch leading into a spacious L-shaped hallway, a bright and airy open plan lounge and dining area with a wide opening into the modern open plan kitchen. The property offers three bedrooms along with a quality fitted family bathroom. Additional benefits include a modern gas boiler supplying the central heating system and recently updated electrics. Externally, the home features an impressive frontage with ample off road parking, leading to an oversized brick built garage. To the rear there is a private south facing garden, mainly laid to lawn. The property is ideally situated within walking distance of local amenities, the stunning Broads National Park, and a railway station with direct links to Norwich city centre. Homes of this quality and presentation rarely come to market, and early viewing is highly recommended to fully appreciate everything this exceptional bungalow has to offer.

### Entrance Porch

Modern timber effect flooring, uPVC entrance door, uPVC window, power points with USB port.

### Wide 'L' Shaped Entrance Hall

LVT flooring, radiator, flat plastered ceiling with inset spotlighting, loft access leading to insulated loft space, power points with USB port, full length storage/cloaks cupboard.

### Lounge/Diner

20'4" x 16'0" (6.2 x 4.9)

LVT flooring, power points with USB port, radiators, triple aspect uPVC windows overlooking the rear garden, flat plastered ceiling with inset spotlighting, ample space for furniture and family size dining table and chairs, wide opening leading to:-

### Kitchen

11'1" x 9'4" (3.4 x 2.86)

LVT flooring, a range of quality fitted modern kitchen units with modern extended work surfaces, built in electric oven with matching four burner induction hob, extraction cooker hood, composite sink with single drainer, recess for white goods including plumbing for a washing machine, recess for full length fridge/freezer, flat plastered ceiling with inset spotlighting, power points with USB port, uPVC window, uPVC door leading to the rear garden, full length feature radiator.





### Bathroom

Ceramic tiled flooring, modern quality fitted bathroom suite comprising of a shower set over a panel bath enclosed by a folding glass screen, pedestal sink, low level WC, fully tiled walls, extractor fan, flat plastered ceiling with inset spotlighting, uPVC window, full length heated towel rail.

### Bedroom 1

12'3" x 10'11" (3.74 x 3.35)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points with USB port, tv point.

### Bedroom 2

9'9" x 11'4" (2.98 x 3.47)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points with USB port, tv point.

### Bedroom 3

7'1" x 9'4" (2.18 x 2.86)

Fitted carpet, flat plastered ceiling, tv point, power points with USB port, radiator.



### Outside

To the front of the property there is a beautifully presented frontage which is laid to ornamental stone, brickweave driveway providing ample off road parking for a variety of cars or leisure vehicles, external power points, timber stable style gate leading to a detached brick built garage with up & over door, power points & lighting. To the rear there is a South facing lawned garden with external power points, outside tap, patio seating area providing ample space for bistro style dining, all enclosed by high fencing.

### Tenure

Freehold

### Services

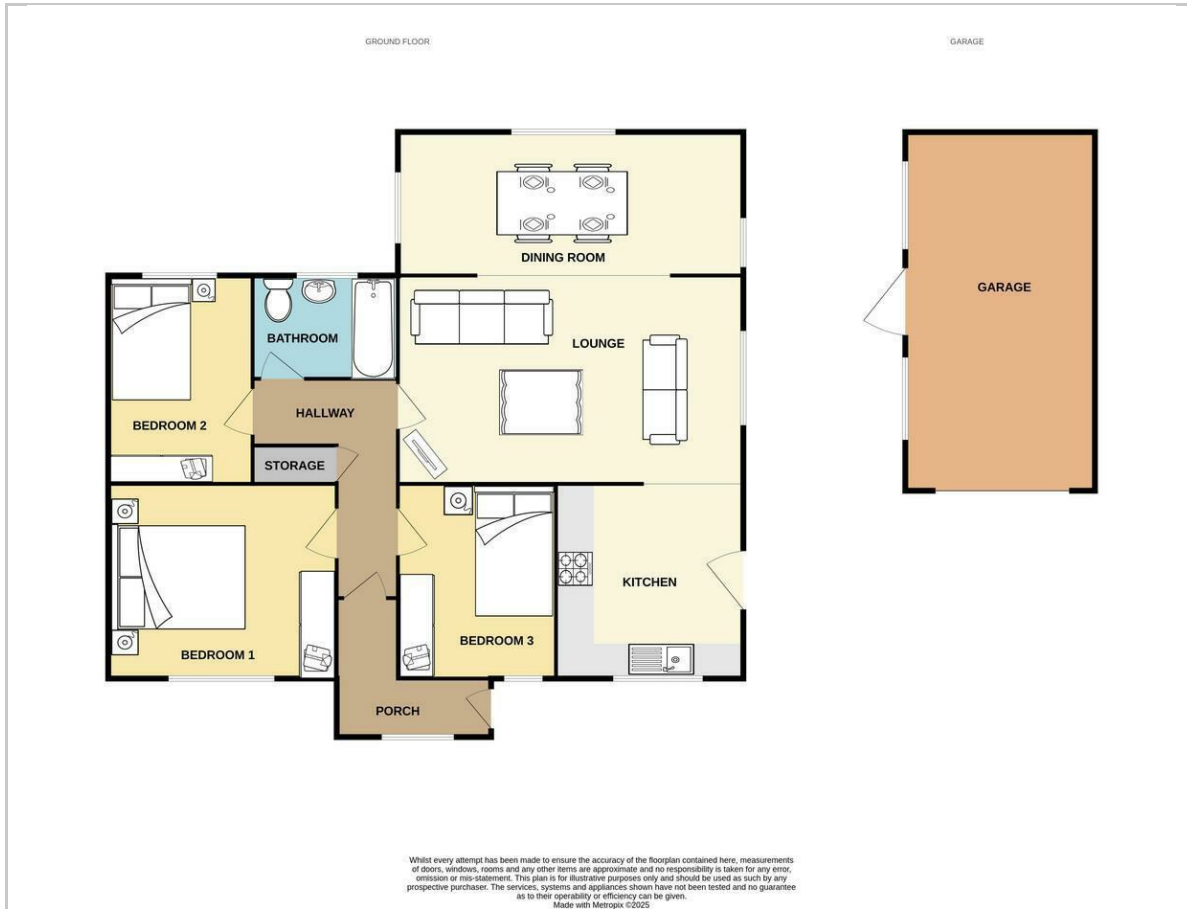
Mains water, electricity, gas, drainage.

### Council Tax

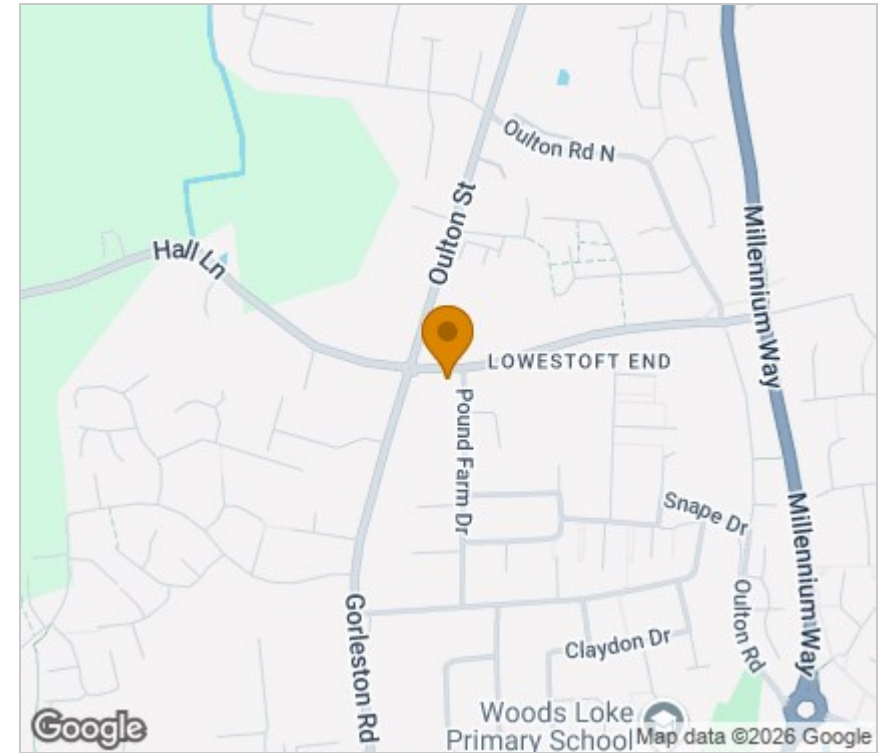
Band 'C'

Ref: L2565/03/26

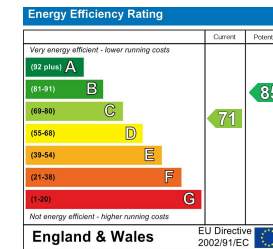
## Floor Plan



## 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.

### Disclaimer

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