



60 Sands Lane

Oulton Broad, Lowestoft, NR32 3HU

Asking Price £280,000



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Oulton Broad, Lowestoft, NR32 3HU

Aldreds are delighted to present this beautifully extended three-bedroom semi-detached home, ideally situated in the highly sought-after North Oulton Broad area. This exceptional family residence has been thoughtfully extended to create a stunning open-plan kitchen/dining space to the rear — perfect for modern family living and entertaining. The property is presented to an excellent standard throughout, featuring tasteful neutral décor and quality fitted floor coverings, complemented by a recently installed contemporary kitchen and stylish bathroom suite. Further benefits include gas-fired central heating served by a modern combination boiler, upvc double-glazed windows, and well-proportioned accommodation throughout. Ideally located within walking distance of Oulton Broad railway station and the Broads National Park, the property offers both convenience and access to beautiful natural surroundings. Homes in this desirable North Oulton Broad location, particularly those finished to such a high specification and enhanced by a rear extension, rarely become available. Early viewing is strongly recommended.

### Wide Entrance Hall

Ceramic tiled flooring, Upvc window, sealed unit double glazed entrance door, feature galleried staircase leading off to the first floor, under stair storage cupboard, flat plastered and coved ceiling, power points, full length storage/cloak cupboard.

### Lounge

11'7" x 14'1" (3.55 x 4.298)

Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points, T.V point.

### Kitchen/Breakfast Room

17'7" x 8'9" (5.38 x 2.67)

Karndean flooring, full range of recently fitted quality fitted kitchen units with extended work surfaces, double stainless sink, tiled splash backs, double eye level electric oven with matching four burner induction hob, power points, recess for white goods including plumbing for a washing machine, full length pantry cupboard, flat plastered ceiling, inset spot lighting, integral fridge/freezer, wide opening leading to extended open plan dining area.

### Open Plan Dining Area

10'8" x 9'1" (3.26 x 2.77)

Karndean flooring, double aspect Upvc windows, power points, T.V point, flat plastered ceiling, inset spot lighting, radiator, ample space for family size dining table and chairs, wide opening leading to open plan kitchen.

### First Floor

Central galleried landing, fitted carpet, power points, Upvc window, flat plastered ceiling, loft access leading to insulated loft space, full length airing cupboard which houses the modern recently installed energy efficient combination boiler.





#### Bedroom 1

8'4" x 11'9" (2.55 x 3.6)

Laminate flooring, full range of quality fitted bedroom furniture, radiator, power points, Upvc window.

#### Bedroom 2

10'10" x 11'3" (3.32 x 3.44)

Laminate flooring, coved ceiling, Upvc window, radiator, power points.

#### Bedroom 3

8'2" x 8'3" (2.51 x 2.54)

Laminate flooring, Upvc window, power points, radiator, fitted wardrobe/storage cupboard.

#### Family Bathroom

Tiled flooring with underfloor heating, quality modern fitted bathroom suite comprising of a shower set over an over sized panel bath enclosed by curved glass screen, vanity sink unit, low level W.C, full length heated towel rail, double aspect Upvc windows, inset spot lighting, flat plastered ceiling, extractor fan.

#### Outside To The Front

There is an open plan lawned garden with driveway providing ample off road parking that leads to a garage with up and over door, power points and lighting. The garage does have boarded loft space to provide extra storage.

#### Outside To The Rear

There is a beautifully presented lawned garden with raised decked seating area, raised fish pond, range of flower and shrub borders, timber and felt workshop/shed with power points, very private rear and side aspect which is all enclosed by high fencing. There is vehicular rear access giving options for further off road parking if required.

#### Tenure

Freehold

Mains Electric Gas Drainage And Leased Solar Panels Benefits Cheap Electricity  
Council Tax Band - B

#### Services

Mains Electric Gas Drainage And Leased Solar Panels Benefits Cheap Electricity

#### Council Tax

Band 'B'

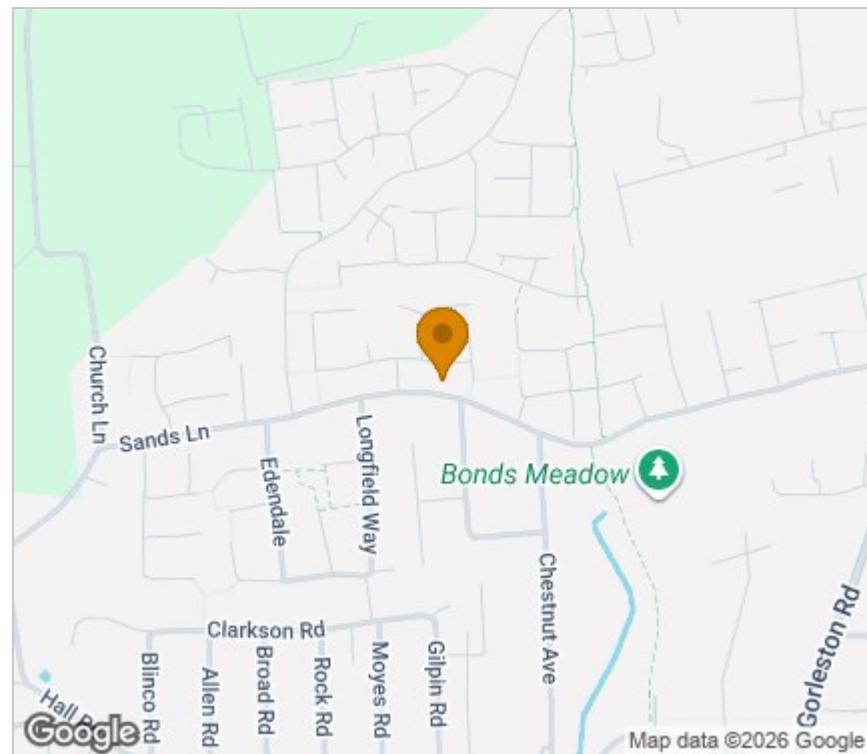
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## Floor Plan



## Area Map



## Energy Efficiency Graph

The chart displays the Energy Efficiency Rating scale. The top row shows 'Very energy efficient - lower running costs' with a green bar and the letter A. The bottom row shows 'Not energy efficient - higher running costs' with a red bar and the letter G. The scale is marked with ranges: (92 plus), (81-91), (69-80), (55-68), (39-54), (21-38), and (1-20). Each range is represented by a bar of a specific shade of green or red, with the letter corresponding to the range.

Rating	Range	Color
A	(92 plus)	Dark Green
B	(81-91)	Medium Green
C	(69-80)	Light Green
D	(55-68)	Yellow-Green
E	(39-54)	Orange
F	(21-38)	Red-Orange
G	(1-20)	Red

## 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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