

Aldreds
Estate Agents



8 Tunstall Drive

Oulton Broad, Lowestoft, NR32 4RN

Guide Price £215,000



8 Tunstall Drive

Oulton Broad, Lowestoft, NR32 4RN

Guide Price £215,000 - £225,000 Aldreds are delighted to present this beautifully maintained three-bedroom detached bungalow, situated in the highly sought-after area of Oulton Broad. Ideally positioned within easy walking distance of local amenities, the Broads National Park, and the railway station offering direct links to Norwich city centre, the property combines convenience with an enviable lifestyle. Presented to an excellent standard throughout, the accommodation features a stylish modern kitchen and bathroom, tasteful neutral décor, contemporary flooring, and gas central heating supplied by an energy-efficient combination boiler. Externally, the property benefits from a spacious driveway providing ample off-road parking and leading to a brick-built garage. To the rear, a private enclosed garden enjoys a sunny aspect, creating an ideal space for relaxation and outdoor entertaining. Properties of this calibre in such a desirable location are seldom available, particularly at such a competitive asking price. Offered with no onward chain, early viewing is strongly recommended.

Wide 'L' Shaped Entrance Hall

Luxury vinyl flooring, coved ceiling, radiator, double width storage cupboard, spotlighting, loft access leading to insulated loft space.

Lounge

11'9" x 13'10" (3.6 x 4.24)

Fitted carpet, large aspect uPVC window, radiator, power points, tv point, coved ceiling.

Kitchen

11'6" x 5'0" (3.53 x 1.53)

Luxury vinyl flooring, a range of modern fitted kitchen units with extended work surfaces, built-in electric oven with matching four burner gas hob, stainless steel extraction cooker hood, tiled splashbacks, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, two full length storage cupboards, one is a pantry cupboard and the second houses the modern energy efficient combination boiler.





Bathroom

Timber effect vinyl flooring, modern bathroom suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level WC, full length heated towel rail, part tiled walls, radiator.

Bedroom 1

9'2" x 10'6" (2.8 x 3.22)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full length fitted wardrobe with sliding doors.

Bedroom 2

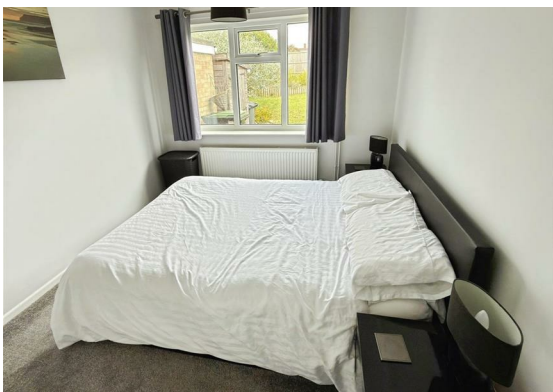
11'0" x 8'11" (3.37 x 2.72)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

Bedroom 3

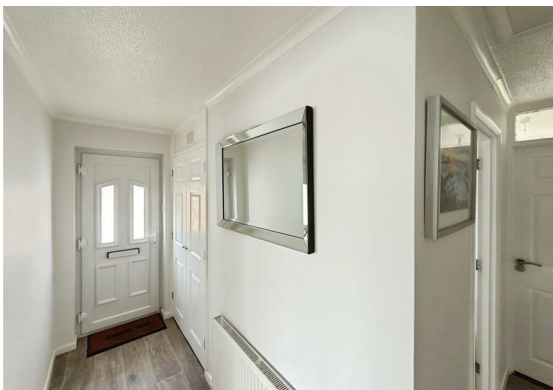
9'8" x 8'10" (2.97 x 2.71)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.



Outside

To the front of the property is a well presented frontage which is laid to lawn, driveway providing ample off road parking for a variety of vehicles leading to a brick built garage with up & over door, power points and lighting. Outside to the rear there is a lawned garden with a range of specimen flower and shrub borders, rear patio seating area, timber and felt garden shed, side access door leading to garage, all enclosed by high timber fencing with a very private side and rear aspect.



Tenure And Services

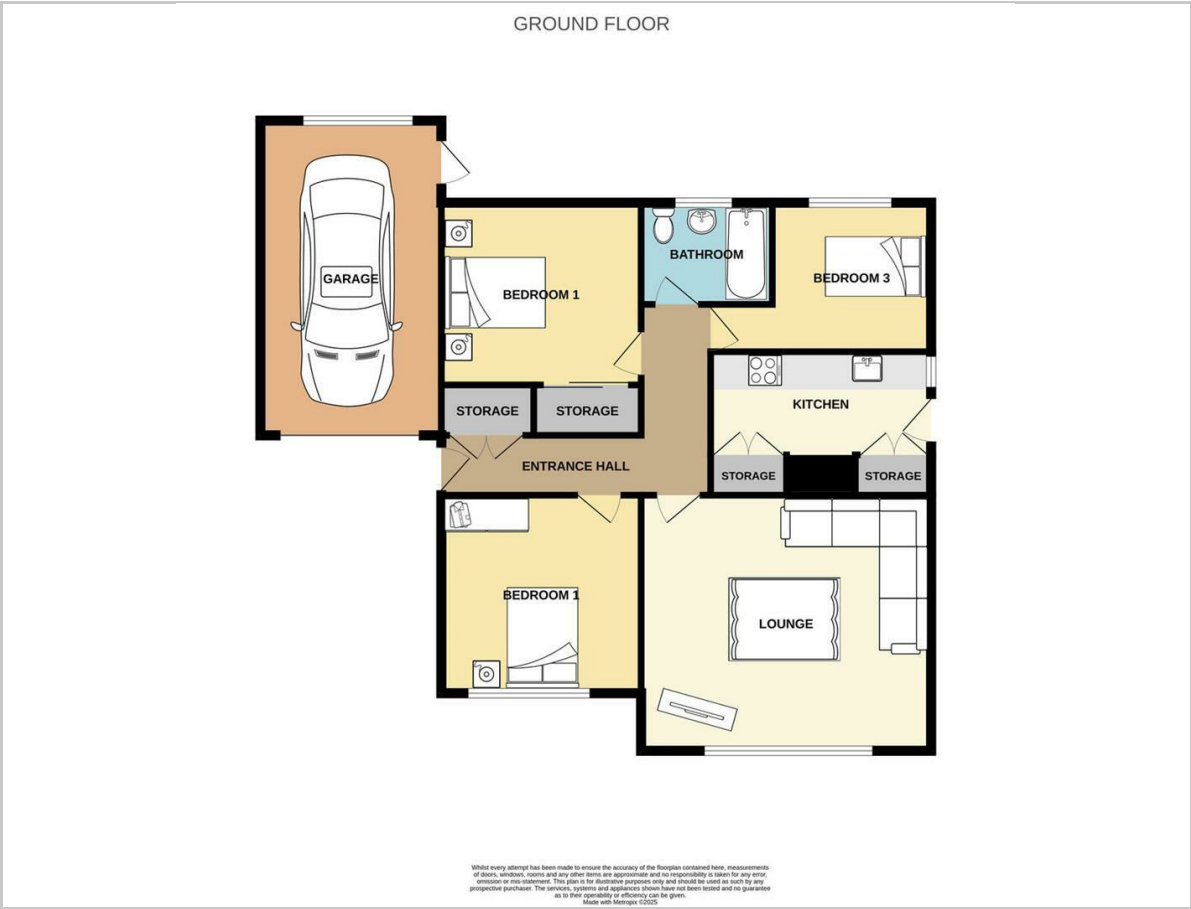
Council Tax Band B

Freehold

Mains Gas Electric Drains And Water

Ref: L2610/05/26

Floor Plan

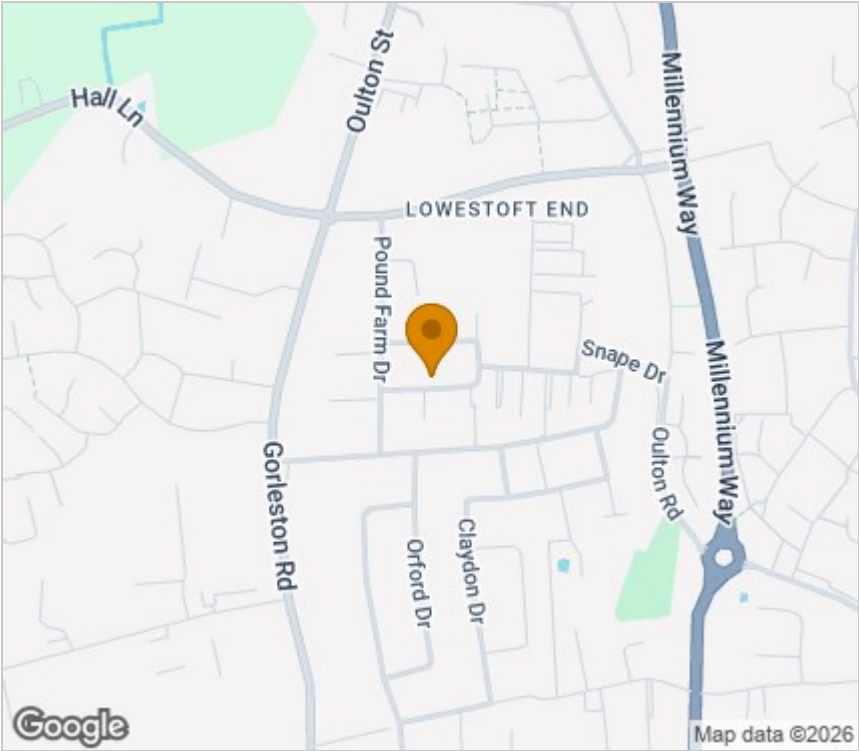


Viewing

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

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

