

Aldreds
Estate Agents

30 Longden Avenue

Oulton Broad, Lowestoft, NR32 3BX

£400,000

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We are pleased to offer this IMMACULATE 4 bedroom, detached bungalow residing on a double plot in Oulton Broad. BENEFITTING from uPVC double glazing, gas central heating and 21 solar panels providing an abundant amount of electricity. The property is fronted by an electric gate opening to the driveway for 4 vehicles plus access to the garage with an electric door. The front features external power sockets, borders of mature shrubs and an artificial lawn and a gated path leads either side of the property to the rear garden. The rear features more mature shrub borders, fruit bearing trees, slate beds, a private patio and a summerhouse with power and a timber shed attached to the rear. Once through the front door you are greeted by an enormous Entrance Hall with stunning flooring. Internally the living areas feature a mix of beautiful Amtico and Karndine flooring, stylish Latch and Brace wooden doors and the windows fitted with a mix of Venetian and Plantation shutters. All Bedrooms feature carpets, radiators and power points. The luxury Bathroom is fully tiled and comprises a suite of a beautiful roll edge freestanding bath with rinser, a pedestal wash basin, a low level W.C. and a separate shower cubicle. Loft access is gained via a fitted ladder and features a power supply. The Lounge is a good size with double glazing on two sides and is complemented by a traditional brick hearth with a fully working log burner. The Kitchen / Breakfast room features wall and base units, a one and a half bowl drainer sink, double eyeline ovens, space for American style fridge freezer, a dishwasher and an Induction hob with a wide window overlooking the front garden and a rear door leading to the Utility room with plumbing and provision for a washing machine and tumble dryer, a single drainer sink and a part glazed door leading to the rear patio. Superbly presented and maintained, this property needs to be seen in person to fully appreciate the living space and outside space!















Entrance Hall
22'7" x 8'1" (max) (6.9 x 2.47 (max))

Kitchen/Breakfast Room
13'2" x 9'0" (4.02 x 2.75)

Utility Room
9'0" x 4'9" (2.75 x 1.45)

Lounge
13'0" x 18'9" (3.97 x 5.74)

Dining Room
13'0" x 9'8" (3.97 x 2.95)

Bedroom 1
14'6" x 10'5" (4.43 x 3.18)

Bedroom 2
15'1" x 10'5" (4.61 x 3.18)

Bedroom 3
7'2" x 7'0" (2.19 x 2.14)

Bedroom 4
13'0" x 9'10" (3.97 x 3.02)

Bathroom
8'11" x 7'0" (2.74 x 2.14)

Garage
17'2" x 10'0" (max as tapers down) (5.24 x 3.06 (max as tapers down))

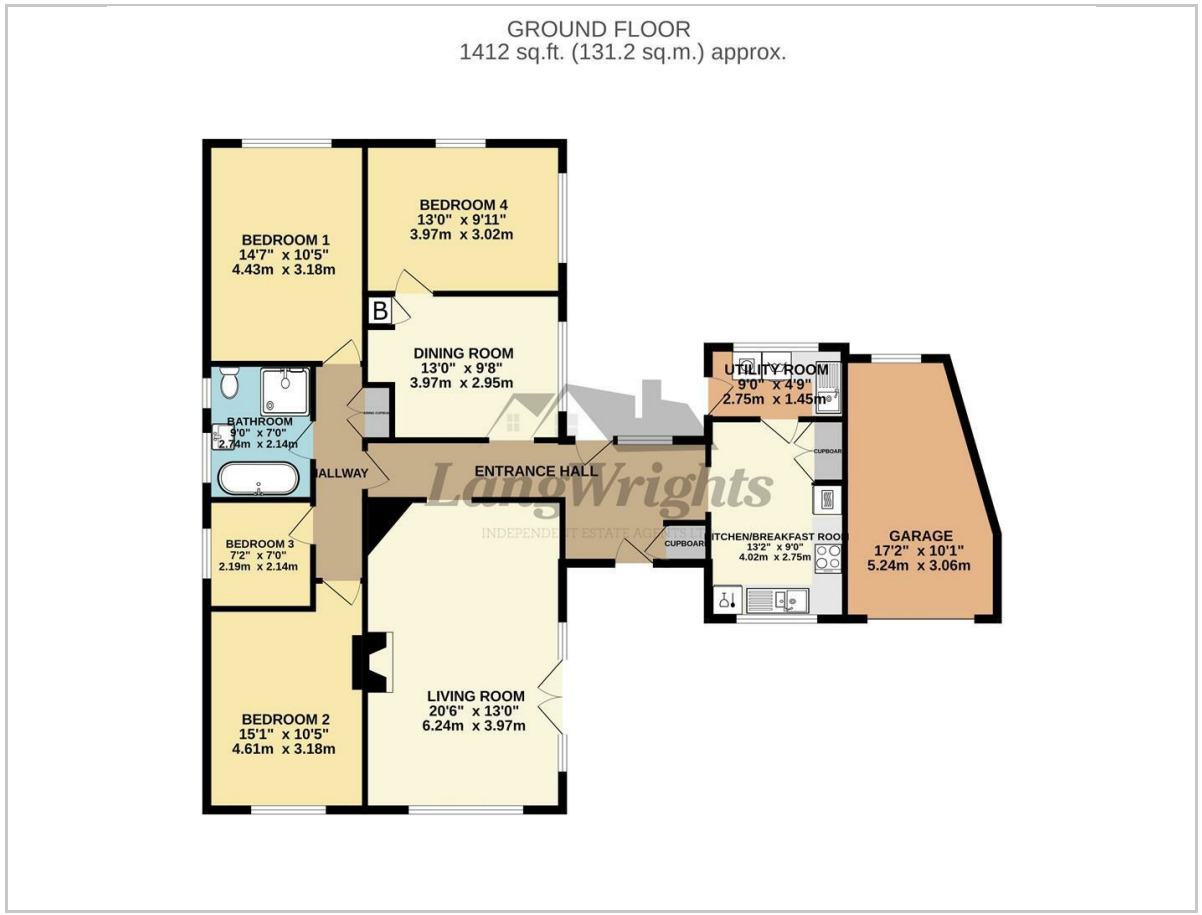
Tenure
Freehold

Services
Mains Gas, Water / Waste, Electricity + Solar Energy

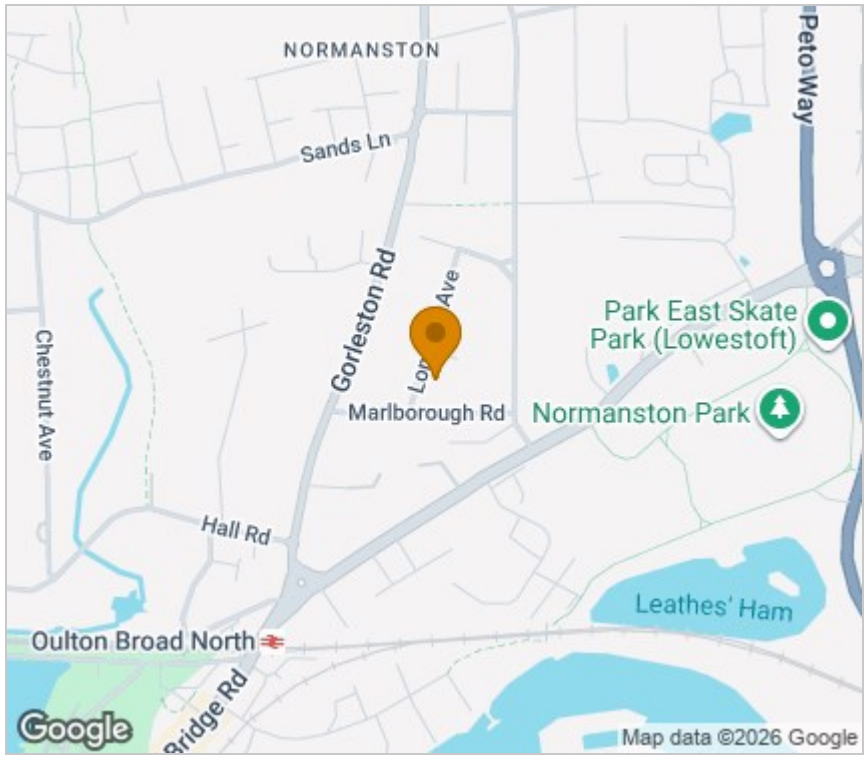
Council Tax
East Suffolk Council - Band 'B'

Ref: L2575/03/26

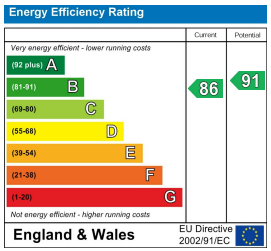
Floor Plan



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.

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