

Aldreds
Estate Agents

23 Chestnut Avenue
Oulton Broad, Lowestoft, NR32 3JA
Asking Price £315,000



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Situated in the highly desirable area of Oulton Broad, this well presented three bedroom semi detached home is offered for sale with no onward chain. Ideally located within walking distance of local amenities and the stunning Broads National Park, the property has been well maintained. The accommodation comprises an entrance porch, spacious entrance hall, lounge, dining room, fitted kitchen, ground floor wet room and an additional reception room that could alternatively serve as a third bedroom. The first floor features a landing, two generous bedrooms and a family shower room. The property boasts an attractive, mature rear garden, offering a private and peaceful setting ideal for outdoor entertaining and family enjoyment. The property also presents excellent potential for further extension, subject to the necessary planning permissions. To the front, a substantial driveway provides ample off road parking, complemented by a well maintained front garden that enhances the home's kerb appeal. Homes of this style rarely come to the market in such a sought after location. Early viewing is highly recommended to fully appreciate everything this charming family home has to offer.

Entrance Porch

Wooden flooring, radiator, uPVC double aspect windows, character wooden ceiling beams.

Wide Entrance Hall

Laminate flooring, character beams, uPVC window, staircase leading to first floor.

Lounge

13'11" x 12'0" into bay max (4.25 x 3.67 into bay max)

Fitted carpet, radiator, fireplace, power points, T.V point, uPVC bay window.

Dining Room

14'4" x 9'10" (4.37 x 3.00)

Fitted carpet, radiator, power points. T.V point, brick built fireplace, uPVC sliding patio doors leading to side aspect, full length under stairs cupboard.

Kitchen

9'11" x 11'7" (3.04 x 3.54)

Tiled effect vinyl flooring, range of kitchen units with roll top work surfaces, power points, uPVC window, radiator, tiled splash backs, recess and plumbing for washing machine, electric oven with gas hob, stainless steel extraction hood, stainless steel sink with single drainer, recess for fridge.

Rear Lobby

Tiled effect vinyl flooring, power points, recess for fridge freezer, shelving.

Reception Room/Bedroom

15'9" x 9'5" x 17'11" (4.82 x 2.88 x 5.47)

Fitted carpet, radiator, uPVC window, power points, uPVC sliding patio doors, door leading to wet room.





Wet Room

Wet room style flooring, radiator, low level W.C, wash hand basin, electric shower, Upvc window, part tiled walls, extractor fan.

First Floor Landing

Fitted carpet, loft access leading to loft space, radiator, full length airing cupboard, full length storage cupboard.

Bedroom 1

13'10" x 9'9" (4.24 x 2.99)

Fitted carpet, radiator, power points, Upvc window, full length walk in wardrobe, flat plastered ceiling.

Bedroom 2

9'11" x 10'9" (3.04 x 3.30)

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

Family Shower Room

Wet room flooring, radiator, Upvc window, fully tiled walls, extractor fan, low level W.C, hand wash basin, electric power shower, large shower tray, shaver point.

Outside To The Front

There is an enclosed front garden laid to lawn with concrete driveway leading to front door. Side gate leading to rear garden, all enclosed by low level brick wall.

Outside To The Rear

There is a generous size garden with a private aspect, range of mature trees, shrubs and bushes, several patio seating areas, timber & felt shed, greenhouse, outbuilding housing the gas boiler, flower borders, lawned area all enclosed by bushes.

Services

Mains Gas, Electricity, Water and Drainage

Tenure

Freehold

Council Tax

East Suffolk council Tax Band B

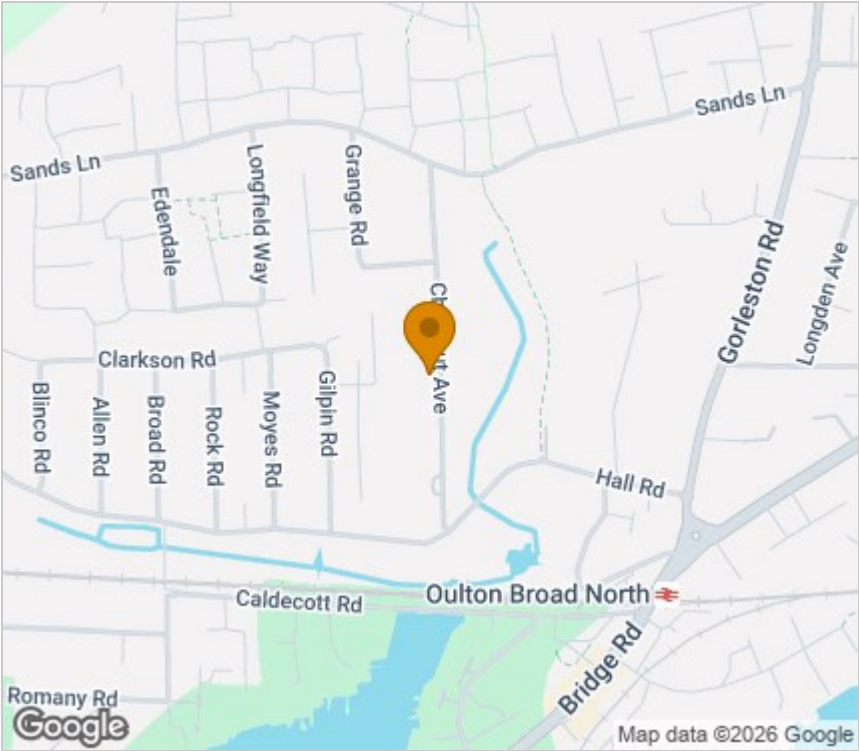
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Floor Plan



Area Map

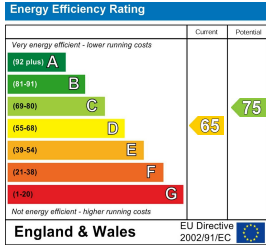


Viewing

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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