

Aldreds
Estate Agents

30 Fleetdyke Drive

South Oulton Broad, Lowestoft, NR33 9HD

Asking Price £300,000

3 1 2 C

30 Fleetdyke Drive

South Oulton Broad, Lowestoft, NR33 9HD

Aldreds are delighted to offer this well presented three bedroom detached family home, ideally situated in the highly sought after area of South Oulton Broad, within easy walking distance of local shops, schools and amenities. The spacious and versatile accommodation comprises an entrance porch, welcoming entrance hall, ground floor cloakroom, generous lounge, separate dining room, kitchen and useful utility room. To the first floor, a central landing provides access to three well proportioned bedrooms and a family shower room. The property boasts excellent kerb appeal, with a beautifully presented, low-maintenance front garden, a substantial resin driveway providing ample off road parking and a spacious garage. To the rear, the property benefits from a generous and private garden, offering an ideal setting for outdoor entertaining, alfresco dining and family enjoyment. Offered at a realistic asking price, the property provides scope for buyers to potentially extend to the rear, subject to the necessary planning permissions and consents. With its excellent location, generous accommodation, ample parking and further potential, Aldreds strongly recommend an early viewing to fully appreciate all this attractive family home has to offer.

Entrance Porch
Fitted carpet, uPVC entrance door, uPVC windows.

Entrance Hall
7'5" x 4'8" (2.28 x 1.43)
Laminate flooring, radiator, stairs leading to the first floor, full length cloaks cupboard.

Cloakroom
Tiled flooring, low level WC, hand basin, part tiled walls, uPVC window.

Lounge
14'9" x 13'2" (4.51 x 4.02)
Engineered oak wood flooring, uPVC window, radiator, TV point, power points, fireplace with marble surround.

Dining Room
9'9" x 9'4" (2.98 x 2.85)
Engineered oak wood flooring, radiator, sliding patio doors leading out to rear garden, power points.

Kitchen
9'1" x 8'11" (2.77 x 2.74)
Tiled flooring, uPVC window, part tiled walls, a range of timber kitchen units, roll top work surfaces, stainless steel sink with draining board, recess and plumbing for dishwasher, water softener, space for electric oven, extraction cooker hood, full length pantry cupboard.















Utility Room
13'3" x 5'6" (4.04 x 1.7)
Tiled flooring, uPVC window, uPVC door leading out to rear garden, fitted timber units with work surface, recess and plumbing for a washing machine and tumble dryer, space for fridge/freezer, power points, part tiled walls.

Landing
Fitted carpet, uPVC window, radiator, full length airing cupboard.

Bedroom 1
11'8" x 11'2" (3.57 x 3.42)
Fitted carpet, uPVC window, power points, radiator, full length fitted wardrobe, loft access.

Bedroom 2
11'5" x 9'0" (3.48 x 2.75)
Fitted carpet, uPVC window, radiator, power points, full length built-in cupboard housing the Worcester boiler (installed approximately only 1 ago).

Bedroom 3
6'9" x 7'10" (max) (2.08 x 2.41 (max))
Fitted carpet, uPVC window, radiator, power points, built-in cupboard.

Family Shower Room
Tile effect vinyl flooring, uPVC window, shower cubicle enclosed by curved glass screen doors, Aquaboard splashbacks, low level WC, hand basin, heated towel rail, fully tiled walls.

Outside
To the front of the property is a beautifully presented low maintenance garden laid to shingle and decorative paving, a large resin driveway providing ample off road parking leading to a spacious garage. To the rear of the property there is a generous private garden laid to lawn and patio seating areas, timber summerhouse, timber and felt garden shed, side access gate, all enclosed by high timber fencing.

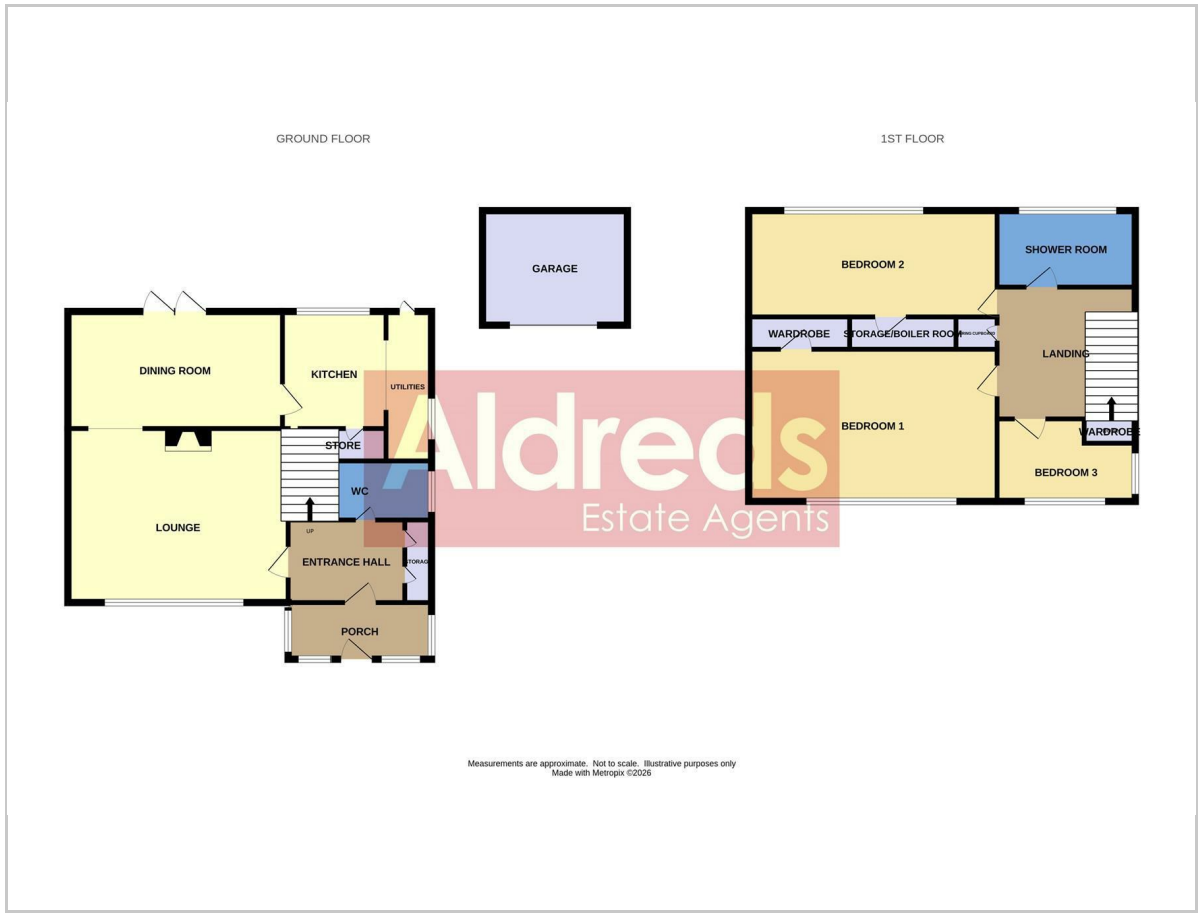
Tenure
Freehold

Services
Mains water, electricity, gas, drainage.

Council Tax
East Suffolk Council Band 'C'

Ref: L2677/08/26

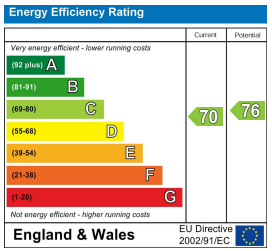
Floor Plan



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
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.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA