



**21 Broad Fleet Close**  
Oulton, Lowestoft, NR32 3RA  
Offers Over £230,000



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## 21 Broad Fleet Close, Oulton, Lowestoft, Suffolk, NR32 3RA

Broad Fleet Close, Oulton, Lowestoft, this delightful 3-bedroom, 3-bathroom house is a true gem waiting to be discovered.

As you step inside, you'll be greeted by a spacious kitchen diner, perfect for hosting family gatherings or enjoying a quiet meal by yourself. The patio doors open up to the lovely west-facing gardens.

Venture upstairs to find a cosy lounge on the first floor, ideal for relaxing after a long day. The property boasts a convenient downstairs cloakroom, a first-floor bathroom, and a top-floor w.c. adjacent to the master bedroom, ensuring comfort and privacy for all residents.

With parking for one vehicle in the integral garage and ample additional parking space, convenience is at your doorstep. The immaculate presentation of this 3-storey townhouse adds to its charm, making it a truly inviting place to call home.

Don't miss out on the opportunity to own this well-designed property in a highly sought-after development.

### Composite entrance door to:-

#### SPACIOUS ENTRANCE HALL

stairs to first floor, recessed area under, fitted cloaks cupboard providing ample hanging space, alarm control panel and central heating controls, laminate flooring, radiator.





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### DOWNSTAIRS CLOAKROOM

low level wc, pedestal washbasin, tiled splashbacks, radiator, upvc opaque glazed window.

### KITCHEN/DINER

fitted in a range of maple wood effect fronted units, composite Franke sink, hot and cold mixer tap, recess and plumbing for automatic washing machine and space for tumble dryer, stainless steel 4 burner gas hob, oven/grill, concealed extractor, tiled splashbacks, fitted wall cupboards, one containing a Worcester gas combination boiler heating domestic hot water and radiator central heating system, integrated refrigerator and freezer with front decor panels, radiator, inset ceiling spot lighting, upvc double glazed window and double doors to rear patio and garden.



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### STAIRS TO FIRST FLOOR AND LANDING

radiator, built-in airing cupboard housing a Heatrae Sadia hot water storage tank, stairs to second floor.



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### LOUNGE

with upvc double glazed window, radiator, sky and tv point, telephone point.

## **BEDROOM 2**

upvc double glazed window with rural views, radiator, tv and telephone points.

## **BEDROOM 3**

upvc double glazed window enjoying rural views, radiator, tv point, laminate flooring.

## **BATHROOM**

with a shower bath, hot and cold shower mixer, shower screen, low level wc, pedestal washbasin, fully tiled walls, radiator, extractor fan, shaver point, upvc opaque glazed window.

## **STAIRS TO SECOND FLOOR AND LANDING**

## **GOOD SIZE MASTER BEDROOM**

with double aspect dormer windows, upvc double glazing, 2 radiators, tv and telephone points. Note: The rear dormer window provides lovely elevated countryside views.

## **SEPARATE WC**

with low level suite, vanity washbasin, tiled splashbacks, radiator, extractor fan.





## **OUTSIDE**

To the front, good size tarmac driveway providing more than ample car standing, side paved pathway and an attractive flower border, water tap. To the rear, attractive enclosed gardens with lawned areas, raised planters, well stocked flower and shrub borders, good size paved patio and pathway, external power points, courtesy lighting. The property enjoys a superb Westerly aspect.

## **INTEGRAL GARAGE**

16'4" x 8'8" (5.00 x 2.65) with ample power and light, fuse box and electric meters, up and over door, external courtesy lighting.

## **COUNCIL TAX BAND 'B'**

## **TENURE**

Freehold

## **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

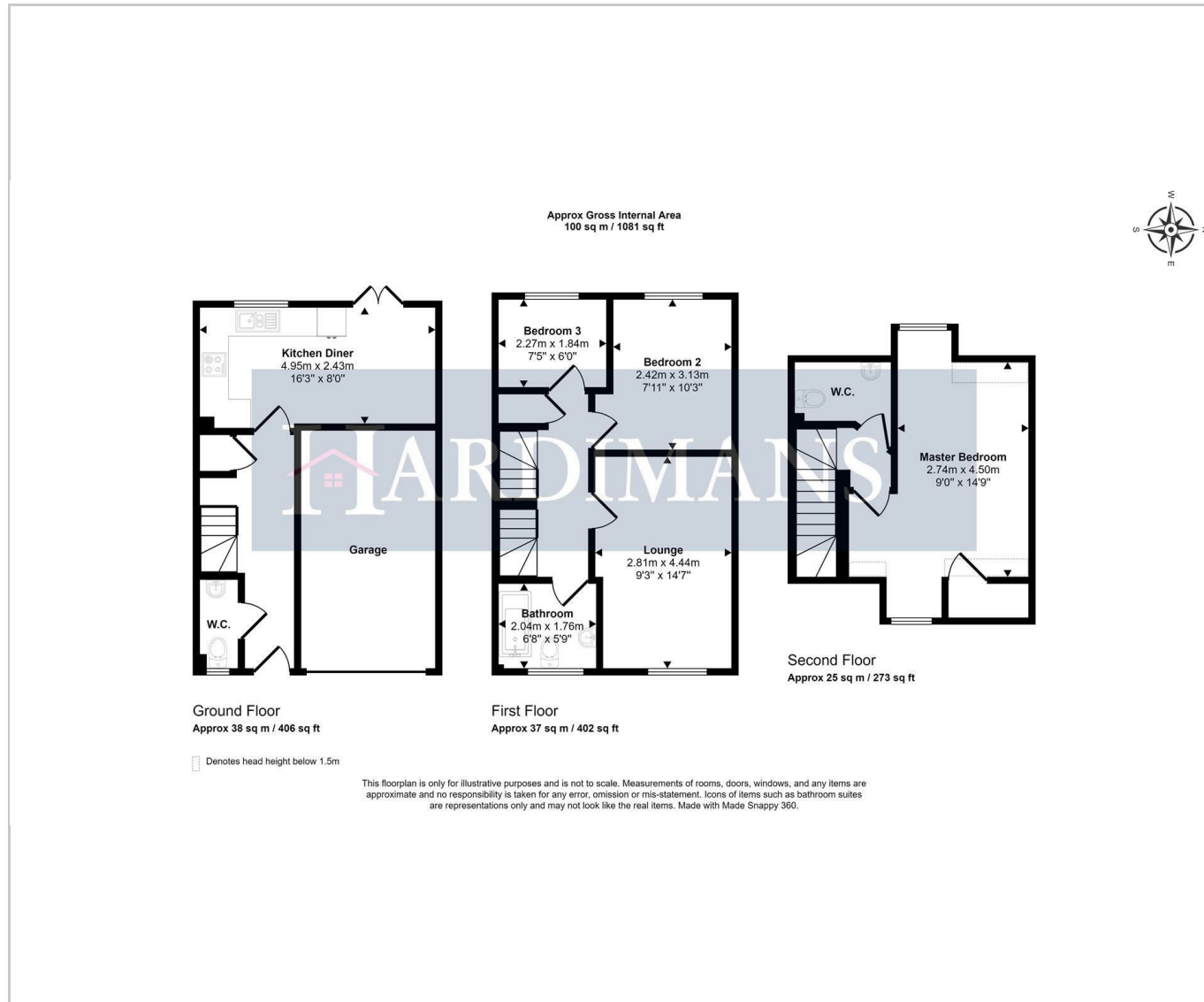
Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 2000mbps

\* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

# Floor Plan



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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