

Aldreds
Estate Agents

33 Dixon Drive

Oulton Broad, Lowestoft, NR33 9PF

Asking Price £230,000

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Aldreds are delighted to offer this beautifully presented semi detached bungalow, ideally located in the highly sought after area of South Oulton Broad, within easy walking distance of local amenities and the Broads National Park. The property has been exceptionally well maintained and tastefully decorated throughout, featuring a modern fitted kitchen and shower room. Additional benefits include gas central heating via an energy efficient combination boiler, along with uPVC double glazing throughout, including the conservatory. The spacious and versatile layout comprises a wide entrance hall, a generous lounge, and a kitchen that opens into a bright conservatory/utility space. There are two double bedrooms, with the second leading into a beautiful garden room, plus a contemporary shower room. Externally, the front of the property offers a driveway with ample off road parking, leading to a detached garage currently used as office and storage space. To the rear, there is a large, private garden mainly laid to lawn, complete with a substantial timber workshop. Homes in this desirable location rarely come to market, so early viewing is highly recommended.

Wide Entrance Hall

Laminate flooring, coved ceiling, radiator, uPVC entrance door.

Lounge

12'8" x 16'0" (3.88 x 4.88)

Laminate flooring, flat plastered and coved ceiling, double aspect uPVC windows, power points, radiator, tv point, modern wall mounted fire.

Bedroom 1

10'6" x 12'6" (3.22 x 3.82)

Laminate flooring, flat plastered and coved ceiling, uPVC window, radiator, power points, a range of modern fitted wardrobes with sliding glass doors.

Bedroom 2

9'5" x 11'8" (2.89 x 3.57)

Laminate flooring, flat plastered and coved ceiling, radiator, power points, tv point, double uPVC doors leading to:-

Garden Room

9'6" x 7'6" (2.91 x 2.3)

Laminate flooring, pitched poly-carbonate roof, large aspect uPVC windows, uPVC sliding doors leading out to the rear garden.

Shower Room

Laminate flooring, shower suite comprising of a fully tiled oversized corner shower cubicle enclosed by curved glass screen doors, pedestal sink, low level WC, radiator, part tiled walls, uPVC window, coved ceiling, loft access.















Kitchen

11'6" x 10'0" (3.51 x 3.06)

Timber effect vinyl flooring, a full range of modern fitted kitchen units with extended timber work surfaces, integral oven with matching four burner ceramic hob, stainless steel splashback, extraction cooker hood, recess for white goods including plumbing for a dishwasher and full length fridge/freezer, wall mounted energy efficient combination boiler, wide opening leading to:-

Conservatory

8'2" x 11'8" (2.51 x 3.56)

Fully heated with a radiator, poly-carbonate roof, large aspect uPVC windows, power points, plumbing for a washing machine, door leading out to the rear garden.

Outside

To the front of the property there is an enclosed garden with a driveway providing ample off road parking. To the rear there is a fully enclosed lawned garden with a very private rear and side aspect, laid to lawn with patio seating area, detached pitched roof garage currently being used as storage/office space, a further full length timber built pitched roof workshop with uPVC door, uPVC windows, power points and lighting. The garden is all enclosed by high fencing, with side access leading to front driveway.

Tenure And Services

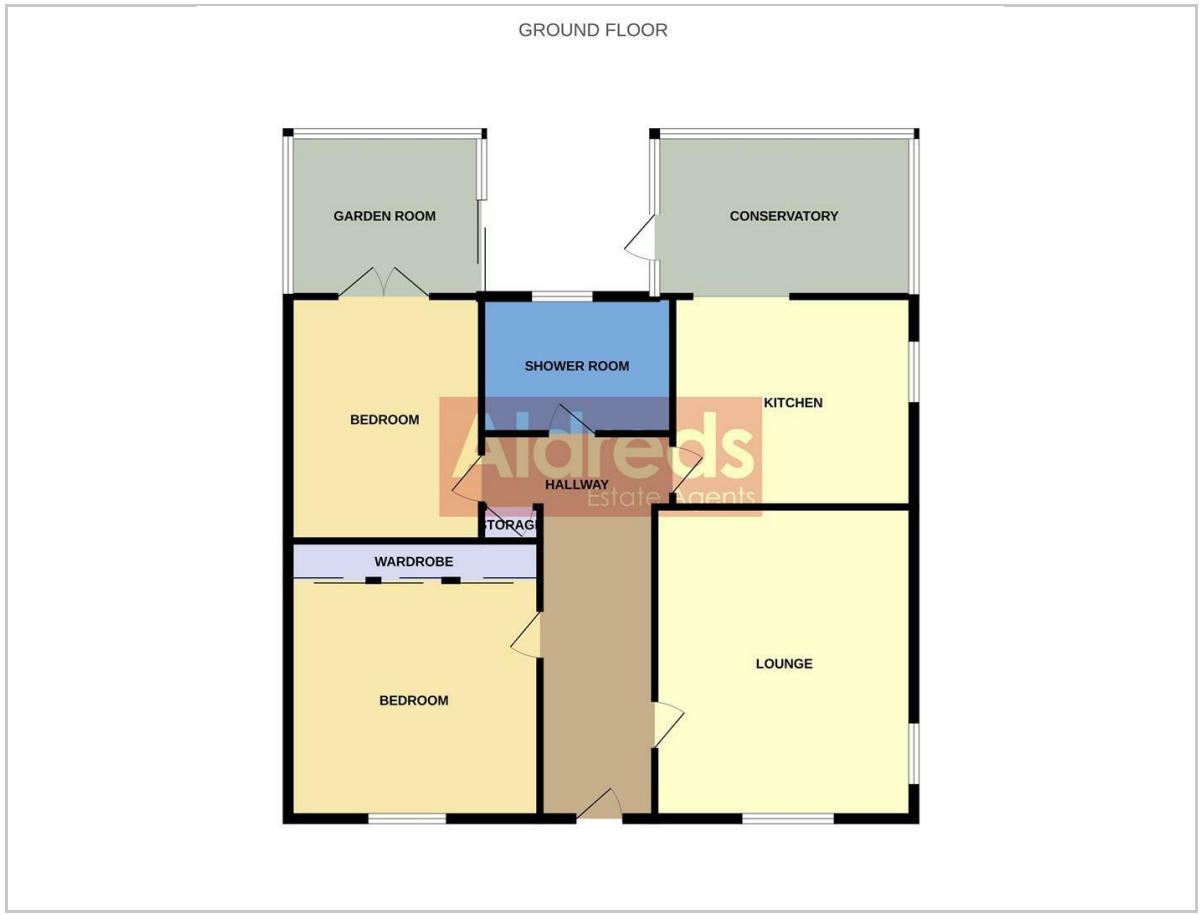
Freehold

Council Tax Band - B

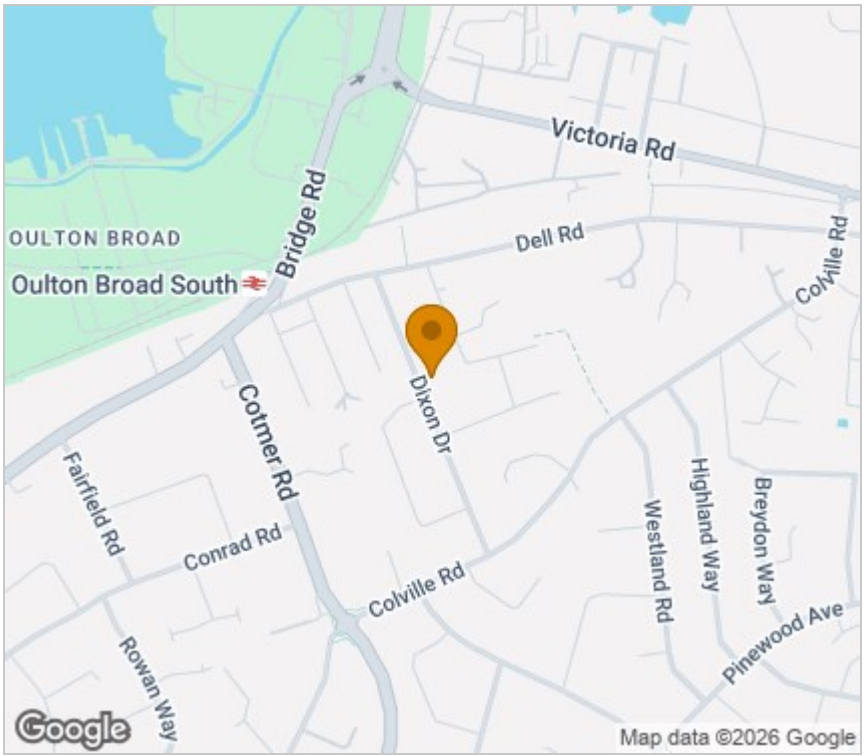
Mains Gas Electric Water And Drains

Ref: L2573/03/26

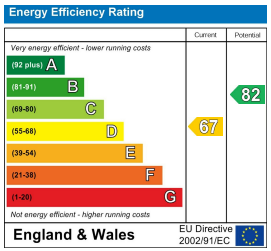
Floor Plan



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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