



01502 576840
www.angeandco.co.uk

Hall Road
Oulton Broad, Lowestoft, Suffolk, NR32 3NR
'Offers In Excess Of' **£350,000**

Situated on a DESIRABLE road in Oulton Broad is this excellently presented DETACHED bungalow. A short distance from a range of amenities including train stations, schools, shops & water access, the property is offered to the market with NO ONWARD CHAIN. Accommodation comprises; entrance porch into hallway, lounge & OPEN PLAN kitchen / diner; 4 piece MODERN bathroom & 3 DOUBLE bedrooms. uPVC double glazed windows & GCH throughout. Landscaped rear garden, SWEEPING horseshoe driveway & DETACHED GARAGE.

* NO CHAIN *

ENTRANCE PORCH

Through the part glazed front door you enter this handy lobby that features fitted carpet and a part glazed door into the...

HALLWAY

Fitted carpet, radiator, power points and a built in cupboard.

LOUNGE

13' 7" x 12' 11" (4.15m x 3.94m)

Fitted carpet, uPVC double glazed window, radiator, TV and power points.

KITCHEN/DINER

17' 7" x 12' 6" (5.37m x 3.82m max)

Modern shaker style kitchen has an array of base units with worktop, inset sink / drainer, oven with gas hob and extractor fan over, space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiator, power points and a built-in cupboard which houses the gas central heating / domestic hot water combination boiler.

FAMILY BATHROOM

12' 11" x 7' 11" (3.94m x 2.43m)

Modern suite comprises vanity unit with inset sink, low level WC, panelled bath and walk-in double shower cubicle. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor fan.

BEDROOM 1

11' 10" x 12' 4" (3.62m x 3.78m)

Overlooking the front of the home through the uPVC double glazed window, this double bedroom has fitted carpet, radiator, TV and power points.

BEDROOM 2

12' 6" x 10' 10" (3.82m x 3.32m)

Another double sized bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 3

12' 4" x 10' 10" (3.77m x 3.32m)

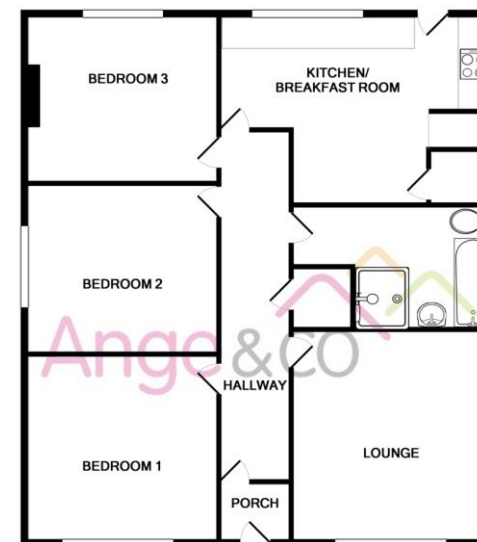
Last but by no means least this double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

OUTSIDE

Driveway to the front of the home provides plenty of parking for several vehicles and gives access to the GARAGE (10' 6" x 9' 10" (3.22m x 3.00m)). Oversized brick built single garage has an independent up and over door, light, power points and personnel side door out to the... Substantial laid to lawn rear garden with a patio area perfect for alfresco dining or entertaining. Outside lighting, power points and water tap. Gated access to the front of the home.

EAST SUFFOLK COUNCIL TAX - BAND C

ENERGY PERFORMANCE CERTIFICATE RATING - E



HALL ROAD, OULTON BROAD, LOWESTOFT
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018

Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

