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£230,000



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4 Cheviot Road Oulton, NR32 3EN

- LOVELY DETACHED BUNGALOW
- SOUGHT AFTER NEIGHBOURHOOD
- TWO DOUBLE BEDROOMS
- BEAUTIFUL WRAP AROUND GARDEN
- GARAGE & DRIVEWAY TO REAR
- GARDEN ROOM TO REAR
- 'COMBI' GAS CENTRAL HEATING
- PRIME OULTON BROAD LOCATION
- NO ONWARD CHAIN
- OVER 760 SQ FT OF ONE STOREY LIVING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

From your 'Storm Porch' you enter your beautiful new home through the part glazed front door. Once you're in, there's a fitted carpet, radiator and oak doors branch off the Hall to all rooms. There are two storage cupboards, one of which houses the recently installed 'combi' boiler.

Living Room 6.30m x 3.55m (20' 8" x 11' 8") narrowing to 2.65m

Spanning the whole width of the bungalow, this is either your large Living Room or there's ample space for a dining suite enabling a Lounge Diner. Featuring two uPVC sealed unit double glazed windows to front aspect, there's also a fitted carpet underfoot, radiator and fireplace.

Kitchen 3.12m x 3.06m (10' 3" x 10')

Located toward the rear of the property, your Kitchen features a range of base and wall units fitted to two walls compete with a square edge worktop over. Though the Kitchen is well laid out and immaculately clean, you may want to upgrade to a more modern Kitchen to suite your taste. Integrated appliances include a ceramic hob with extractor over, double eye level oven and grill while on the opposite side your polycarbonate sink and drainer is located under your uPVC sealed unit double glazed window with lovely views over your side Garden. There's a radiator, LVT flooring underfoot and glazed double doors lead you into your ...

Garden / Dining Room 3.12m x 2.76m (10' 3" x 9' 1")

Located adjacent to your Kitchen, this fabulous room could be utilised as your Garden Room, perfect for relaxing overlooking your garden or why not use as beautiful Dining Room, perfect for family mealtimes or even entertaining guests. Panoramic views are enjoyed through the uPVC sealed unit double glazed windows, LVT is laid to floor, there's a good size radiator and patio doors lead you out to your Garden.

Bedroom 1 3.18m x 2.60m (10' 5" x 8' 6")

Located at the rear of the bungalow, there's a uPVC sealed unit double glazed window, radiator and fitted carpet. A set of built in wardrobes are also included for your convenience.

Shower Room 2.60m x 2.00m (8' 6" x 6' 7")

A suite comprises of a double shower enclosure, low level WC and pedestal sink. There's an opaque uPVC sealed unit double glazed window, LVT flooring and radiator.

Bedroom 2 3.66m x 2.44m (12' x 8')

Another good size double complete with a uPVC sealed unit double glazed window with side Garden views, radiator and fitted carpet. This Bedroom also features a built-in wardrobe.

OUTSIDE

Front Garden

Plenty of curb appeal here. Though the bungalow is set on a corner, it is very private and secluded with tall hedges surrounding the property. There's a lawn and a path leads you to your front door and a gate to the rear Garden beyond.

Driveway & Garage

To the rear and accessed from Grampian Way, a gate allows vehicular access to your concrete Driveway which leads down to your brick constructed detached Garage.

Your Garage features an up-and-over door, window, power and light.

Rear Garden

A gardener's paradise. Very private and enclosed by fence to all sides, your garden wraps around three sides of your bungalow and is mainly laid to lawn.

Borders are packed with mature plants and shrubs and a patio is located adjacent to the Garden room, perfect for sitting out, a barbecue or even a spot of alfresco dining.

A blank canvas to create your dream garden.

Council Tax East Suffolk Band B

EPC TBA

SUMMARY

If you are looking for a detached bungalow in a very sought after location that you can 'put your own stamp on' the this is the one for you.

Though immaculately clean and well organised, many upgrades such as the boiler, doors, floor coverings have taken place, you may want to continue with your own taste of decor, maybe a new Kitchen and Bathroom.

Come see for yourself. To view, simply call us on the numbers on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A DETACHED TWO BED BUNGALOW IN OULTON BROAD

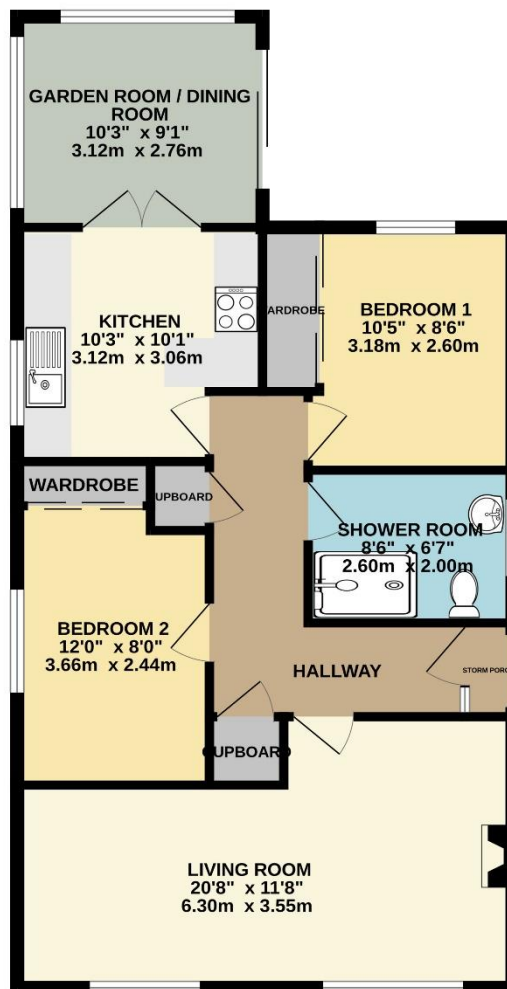
We are delighted to be assisting with the sale of this lovely two double Bedroom Bungalow located on a prime corner plot in Oulton Broad. The corner location allows you to benefit from beautiful wrap around Gardens to front, side and rear including a Driveway and detached Garage. Your accommodation comprises of a 20ft Living Room, Kitchen opening into a Garden Room, two double Bedrooms and Shower Room. All this with uPVC double glazing throughout and combi gas central heating.

MANY UPGRADES | OVER 760 sq ft of ONE STOREY LIVING | CHAIN FREE

LOCATION & AMENITIES

Located off Sands Lane, the area boasts a thriving community with the Broads, shops, Nicholas Everitts Park that has leisure facilities and hosts events, a museum, restaurants, public houses and train station are a short distance away. Not far from the A12 and A143 making the towns of Beccles, Lowestoft and Ipswich easily accessible. Good schools, University Campus Suffolk, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | e-mail: steve@one-estates.co.uk



4 CHEVIOT ROAD, OULTON BROAD

TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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