

Aldreds
Estate Agents

91 Gorleston Road

Oulton Broad, Lowestoft, NR32 3AB

Asking Price £300,000

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Aldreds are delighted to offer this immaculate detached bungalow, ideally situated in the highly desirable North Oulton Broad area. The property enjoys a convenient location within walking distance of the Broads National Park and Oulton Broad railway stations, which provide direct links to Norwich city centre. Beautifully modernised and presented to an excellent standard throughout, the bungalow combines stylish, neutral décor with quality fixtures and fittings. Further benefits include gas central heating and uPVC double glazing. The spacious and versatile accommodation comprises a wide entrance hall with an opening leading through to the lounge, a stunning open plan kitchen/diner overlooking the rear garden, two double bedrooms and a modern family bathroom featuring both a bath and shower facilities. Externally, the property is has a large brickweave driveway providing ample off road parking for several vehicles, including cars or leisure vehicles. There is also a detached brick built garage. To the rear, the property enjoys a large, exceptionally private lawned garden, complemented by a paved patio seating area. Properties of this quality in such a sought after location rarely become available, making an early internal viewing highly recommended.

Entrance Hall

Laminate flooring, Victorian style radiator, composite sealed unit double glazed entrance door, power points, flat plastered and coved ceiling, wide opening leading to:-

Lounge

11'1" x 12'2" (3.39 x 3.71)

Laminate flooring, flat plastered and coved ceiling, uPVC bay window, power points, TV point.

Kitchen/Diner

9'10" x 17'1" (3.02 x 5.21)

Ceramic tiled flooring, quality fitted kitchen units with extended timber work surfaces, large Butler style ceramic sink, tiled splashbacks, eye level multi-purpose oven & multi-use microwave, matching ceramic hob, stainless steel extraction cooker hood, full length integrated fridge/freezer, integrated dishwasher, integrated washing machine, wide opening leading to:-

Open plan dining area: double aspect uPVC windows, radiator, power points, TV point, uPVC door leading out to the rear garden, ample space for family size dining table and chairs, flat plastered and coved ceiling.

Bathroom

Ceramic tiled flooring, quality fitted bath and shower suite including a shower set over a panel bath with folding glass screen, vanity sink unit, low level WC with enclosed cistern, heated towel rail, part tiled walls.















Bedroom 1

10'2" x 11'1" (3.10 x 3.38)

Fitted carpet, flat plastered and coved ceiling, a full range of recently installed made-to-measure fitted wardrobes, TV point, power points, uPVC window, radiator.

Bedroom 2

10'5" x 11'1" (3.18 x 3.39)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points.

Outside

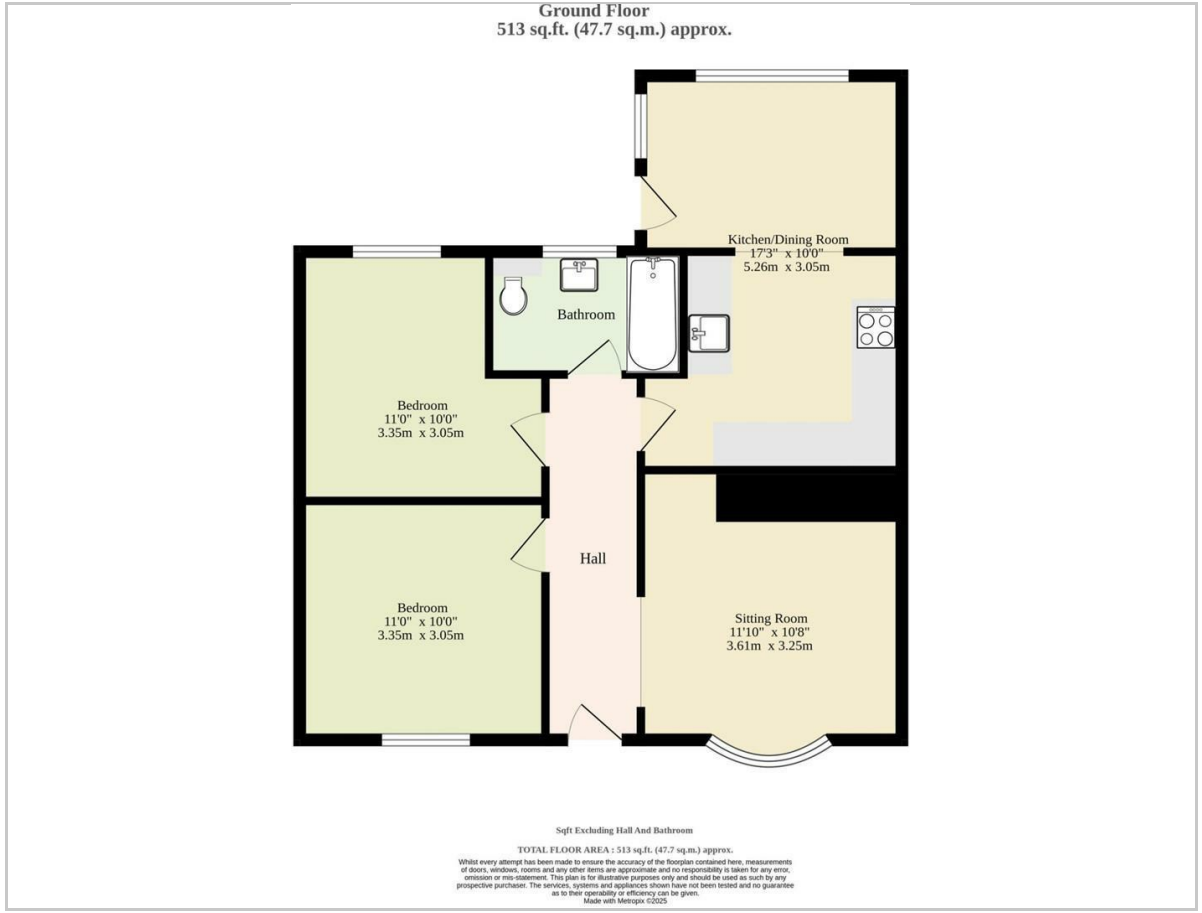
To the front of the property there is a large frontage providing ample off road parking for four plus cars or leisure vehicles, leading to a garage, lawned garden area, all enclosed by low level brick walls. To the rear there is a large lawned garden with a large patio seating area, a range of flower and shrub borders, a very private rear and side aspect, all enclosed by timber fencing with gated access leading to front driveway.

Services

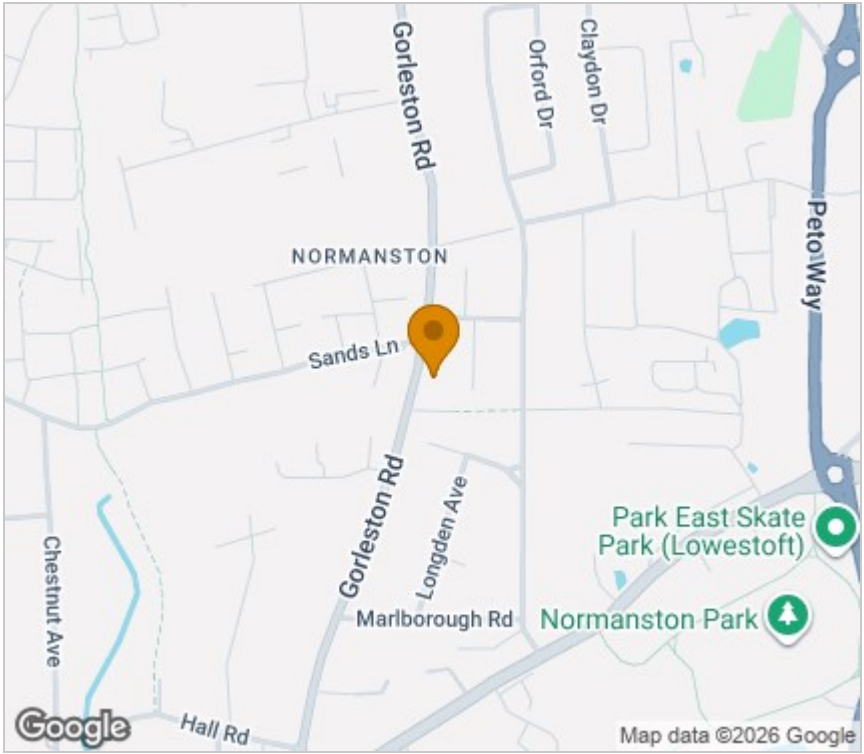
Council Tax Band - B
Freehold
Mains Water Gas Electric And Drains

Ref: L2711/09/26

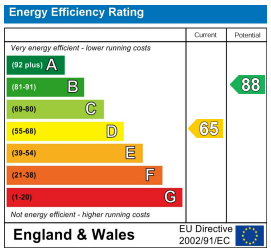
Floor Plan



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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