

Aldreds
Estate Agents

3 Longden Avenue

Oulton Broad, Lowestoft, NR32 3BX

Asking Price £240,000

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Aldreds are delighted to offer this exceptionally spacious and extensively extended four-bedroom semi-detached bungalow, situated in the highly desirable North Oulton Broad location. Ideally positioned within walking distance of the Broads National Park, local amenities and Oulton Broad railway station, offering direct links to Norwich city centre, this impressive property provides versatile accommodation ideally suited to family living or retirement. The well-proportioned accommodation begins with a spacious L-shaped entrance hall, leading to an impressive extended open-plan lounge/diner, perfect for relaxing and entertaining. The fitted kitchen opens into a useful utility room, while further accommodation includes a separate WC, up to four bedrooms and a modern family shower room with a second WC. Additional benefits include uPVC double-glazed windows and gas-fired central heating. Outside, the property boasts a beautifully presented front garden, together with a long driveway providing ample off-road parking and leading to a garage. To the rear, a generous and particularly private west-facing lawned garden provides an ideal space for outdoor relaxation and entertaining. Four-bedroom bungalows in this sought-after location rarely come to the market, making this an excellent opportunity for a wide range of buyers. With its spacious and versatile layout, desirable setting and attractive outside space, an early viewing is highly recommended. Offered with no onward chain.

Wide Entrance Hall

Fitted carpet, coved ceiling, Upvc entrance door, radiator, power points, full length cupboard housing the energy efficient combination boiler.

Lounge/Diner

23'9" x 10'11" (7.24 x 3.34)

Fitted carpet, coved ceiling, power points, radiator, T.V point, central timber fireplace with marble effect inset and hearth with living flame electric fire, double aspect Upvc windows including Upvc patio doors leading out to the rear garden.

Kitchen

9'10" x 9'2" (3.01 x 2.8)

Ceramic tiled flooring, range of solid timber kitchen units, extended tiled work surfaces, stainless steel sink with single drainer, tiled splash backs, built in double electric eye level oven, four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine & dishwasher.

Utillity Area

Ceramic tiled flooring, range of fitted units, Upvc window, Upvc door leading out to the rear garden, power points.

Shower Room

Ceramic tiled flooring, modern shower suite comprising of a double width shower cubicle with aqua board splash backs, vanity sink unit, low level W.C, half tiled walls, Upvc window, coved ceiling, radiator, towel rail.

Second W.C

Fitted bathroom flooring, low level W.C.















Bedroom 1

12'9" x 14'2" (3.89 x 4.34)

Fitted carpet, coved ceiling, Upvc bay window, 2 x radiators, power points, T.V point.

Bedroom 2

12'10" x 10'3" (3.93 x 3.14)

Fitted carpet, feature vaulted ceiling with skylight, power points, radiator, full range of fitted bedroom furniture including drawers, wardrobes and over bed storage cupboards.

Bedroom 3

12'0" x 9'8" (3.66 x 2.96)

Fitted carpet, coved ceiling, Upvc bay window, radiator, range of fitted wardrobes, power points.

Bedroom 4/Office

9'11" x 5'8" (3.04 x 1.73)

Would make an ideal single bedroom, Laminate flooring, feature vaulted ceiling with sky light, radiator, power points, wall mounted sink with tiled splash back.

Outside To The Front

There is a well presented garden which is laid to lawn with a range of shrub borders which is enclosed by a low level brick walls with a concrete driveway providing ample off road parking for a variety of cars or leisure vehicles which leads down to a garage with up and over door, power points and lighting.

Outside To The Rear

There is a sizeable lawned west facing garden with a very private rear and side aspect. Timber and felt garden shed, large patio seating area, greenhouse, full range of flower and shrub borders. All enclosed by high timber fencing with gateway leading to front driveway.

Tenure And Services

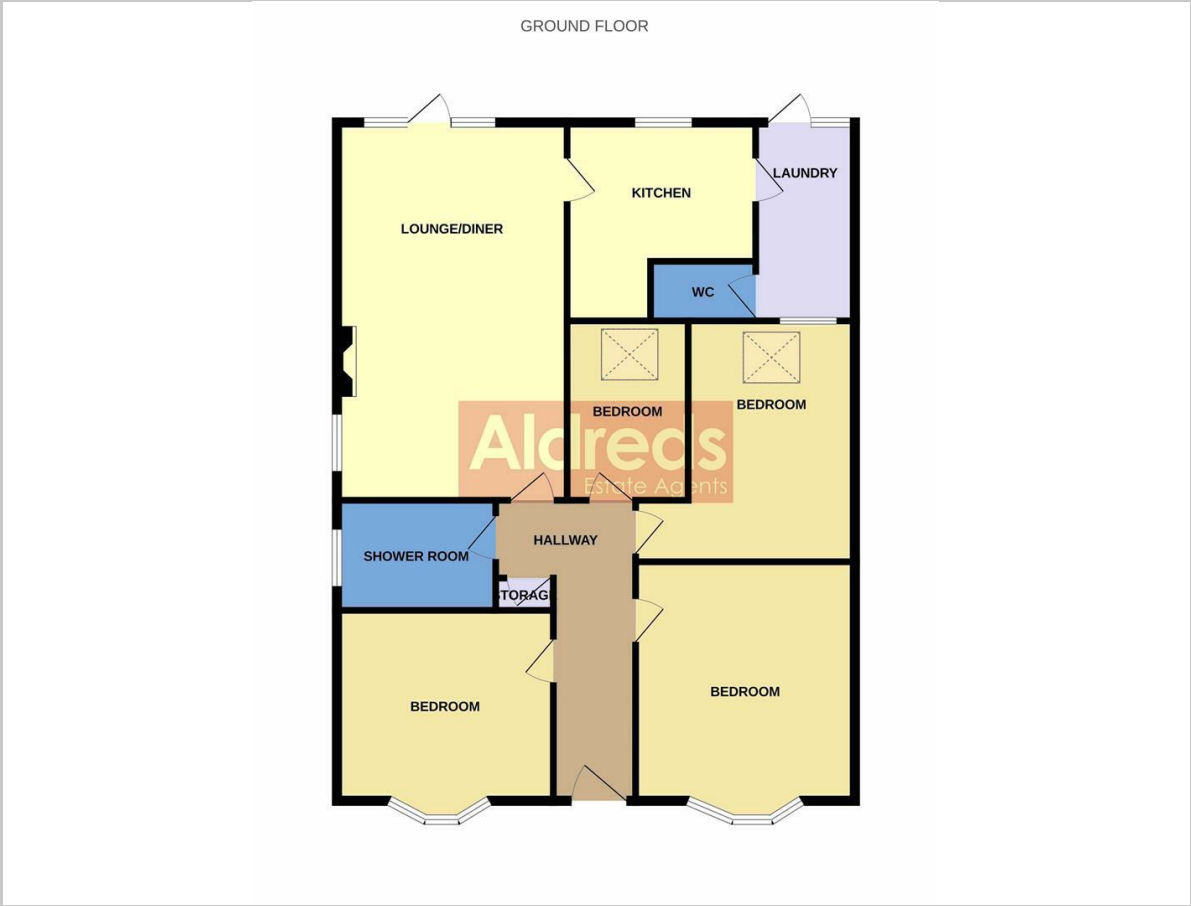
Freehold

Council Tax Band B

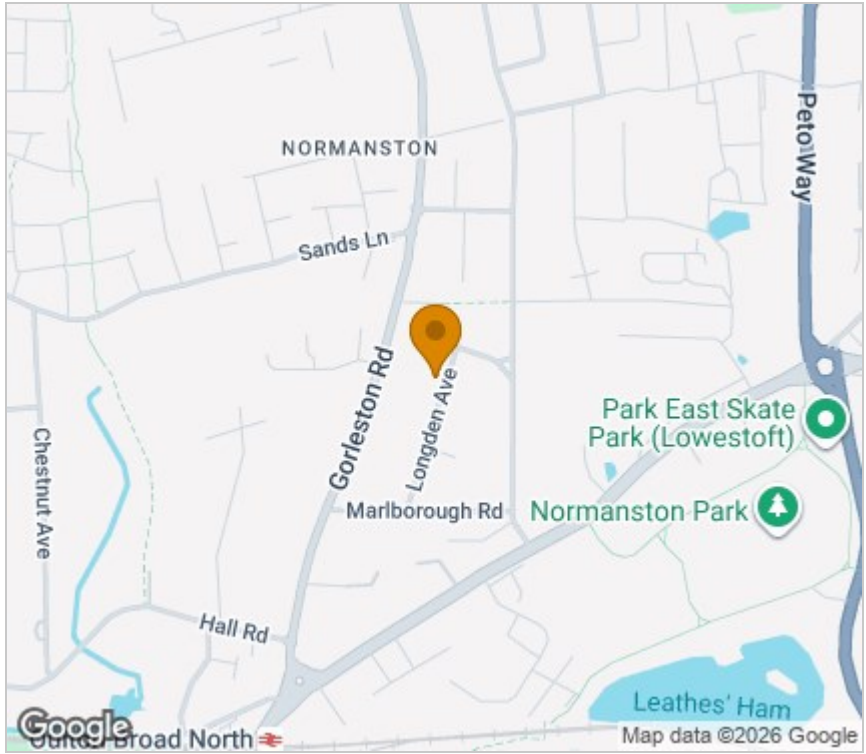
Mains Electric Gas Drains And Water

Ref: L2728/10/26

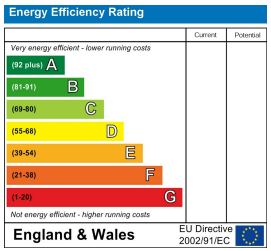
Floor Plan



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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