

HARDIMANS



47 Orford Drive
Oulton Broad, Lowestoft, NR32 3DJ
£240,000

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**47 Orford Drive, Oulton
Broad, Lowestoft, Suffolk,
NR32 3DJ**

IMMACULATE DETACHED bungalow on desirable residential development in North Oulton Broad. The property has been recently improved to a high standard and is presented in immaculate condition. The bungalow benefits from a re-fitted shaker style kitchen/diner and a re-fitted bathroom. This bungalow presents itself in ready to move in condition and must be viewed to be fully appreciated.

UPVC double glazed door to

ENTRANCE HALL

tiled floor, double radiator, built-in cloaks cupboard, further glazed door to

GOOD SIZE INNER HALLWAY

10'0" x 6'5" (3.05 x 1.96)
with oak flooring, double radiator,
access to roof void, telephone point.

SPACIOUS LOUNGE

16'0" x 11'11" (4.88 x 3.63 (4.87 x 3.62))
upvc double glazed picture window
overlooking the front garden, vertical
blinds, double radiator, feature
composite fireplace with a Living Flame
coal effect gas fire, tv point, coved
ceiling.





RE-FITTED KITCHEN/DINER

16'0" x 8'9" (4.88 x 2.67 (4.87 x 2.66)) fitted in a range of shaker style units in a soft cream finish, Butchers block style worktops, single drainer ceramic sink, hot and cold mixer tap, integrated CDA washing machine 8kg load with front decor panel, integrated refrigerator and freezer with front decor panels, 4 burner stainless steel gas hob, oven/grill, tiled splashbacks, fitted wall cupboards, double aspect windows with upvc double glazing, matching side door, fitted blinds, extractor fan and radiator, inset ceiling spot lighting.

BEDROOM 1

11'11" x 11'10" (3.63 x 3.61) upvc double glazed window overlooking the rear garden, vertical blinds, double radiator, tv point.

BEDROOM 2

10'4" x 8'8" (3.15 x 2.64) upvc double glazed window overlooking the rear garden, vertical blinds, double radiator, tv point.

RE-FITTED BATHROOM

8'0" x 5'5" (2.44 x 1.65) good size shower bath, hot and cold mixer tap, thermostatic shower unit, contoured shower screen, low level wc, pedestal washbasin, fully tiled walls and floor, chrome towel rail/radiator, extractor fan, inset ceiling spot lighting, upvc opaque glazed window.



OUTSIDE

To the front, gardens laid to lawn, brick retaining walls and timber fencing, concrete pathway and concrete sloping driveway, side double gates, extended driveway. To the rear, good size gardens laid to lawn enclosed by concrete posts and timber fencing, external courtesy lighting.

OVER SIZE GARAGE

19'2" x 10'0" (5.84 x 3.05 (5.83 x 3.06))
with power and light, double timber and personal doors.

N.B

The property has a sloping driveway.

TENURE

Freehold

COUNCIL TAX BAND

B

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Ultrafast download10000mbps
upload10000mbps

* Mobile: EE, THREE, 02, VODAFONE ALL
LIKELY

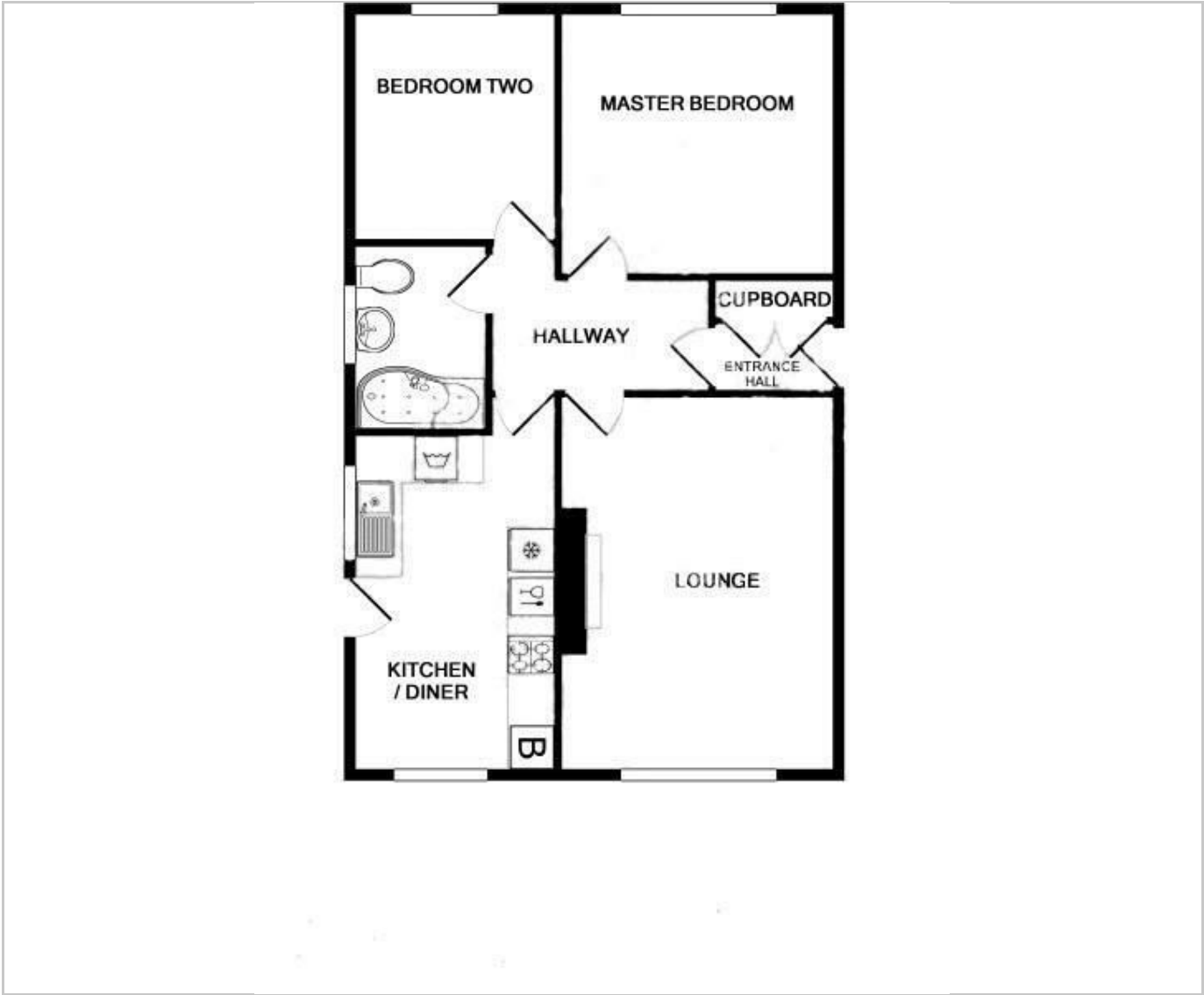
* Disclaimer: This information is based on
predictions provided by Ofcom. Applicants should
carry out their own enquiries to satisfy
themselves that the coverage is adequate for
their requirements.



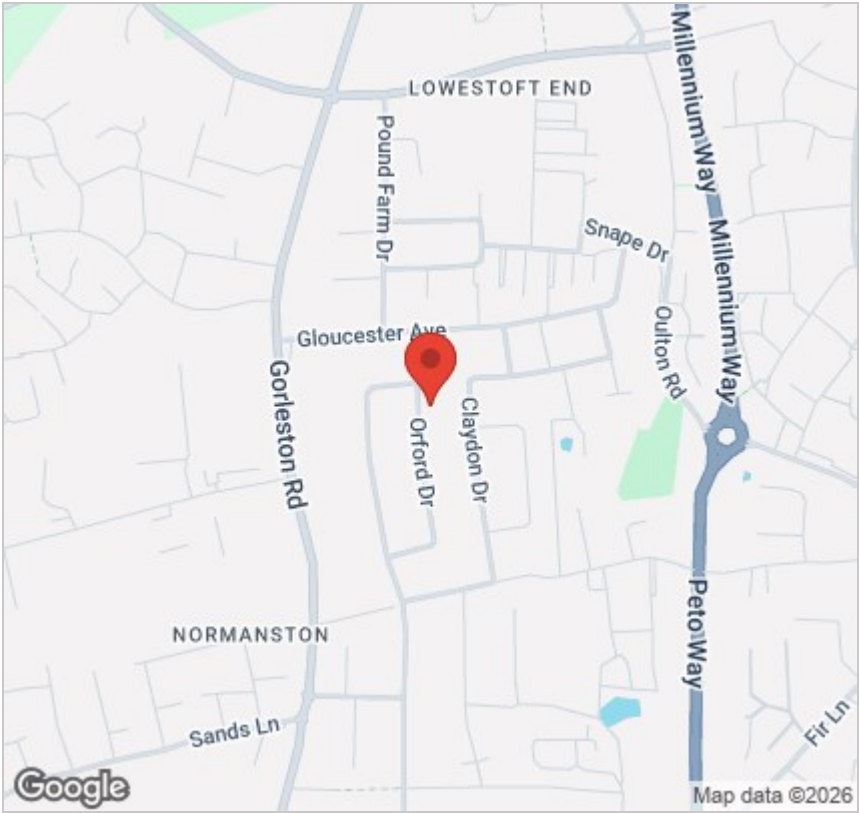


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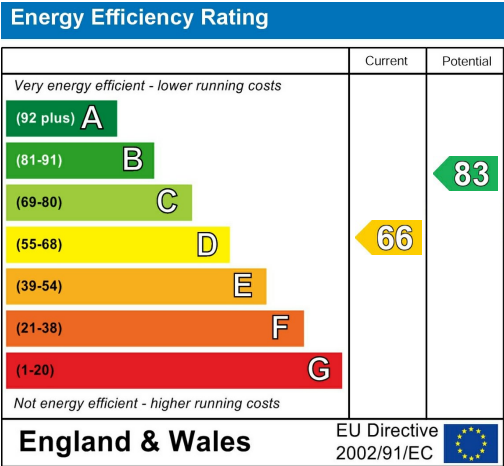
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Ombudsman

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PROTECTED

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