

Aldreds
Estate Agents

31 Pound Farm Drive

Oulton Broad, Lowestoft, NR32 4RF

Asking Price £325,000

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Aldreds are delighted to present this beautifully extended three double bedroom bungalow, ideally situated in the highly desirable North Oulton Broad area, within easy walking distance of local railway stations and the Broads National Park. Lovingly improved and extended by the current owners, this exceptional home has been finished to an outstanding standard, with no expense spared. Recent upgrades include a full rewire, modern central heating system and high quality fixtures and fittings throughout, creating a stylish home that is ready to move into. The spacious and thoughtfully designed accommodation includes a welcoming L-shaped entrance hall, a lounge with a beautiful feature fireplace, which leads into the contemporary kitchen/breakfast room, a separate formal dining room, three double bedrooms including a superb master bedroom with its own ensuite shower room and modern family bathroom. Externally there is a generous front driveway providing ample off road parking for several vehicles. To the rear, the beautifully landscaped garden enjoys a private, sunny aspect and is complete with a hot tub that is included in the asking price. Further benefits include tasteful décor throughout, luxury floor coverings, and recently installed double-glazed windows. Offering exceptional living space, high-quality finishes, and an enviable location, this outstanding bungalow is perfectly suited to families or anyone seeking a spacious, turn-key home. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

Wide 'L' Shaped Entrance Hall

LVT flooring, flat plastered ceiling, full length feature radiator, composite sealed unit double glazed entrance door, power points, loft access leading to insulated loft space, full length cloaks/storage cupboard.

Lounge

16'10" x 11'0" (5.15 x 3.37)

LVT flooring, flat plastered and coved ceiling, full length feature radiator, large aspect uPVC window, in-built living flame electric fire, power points, TV point, wide opening leading to:-

Kitchen/Breakfast Room

11'2" x 15'10" (3.41 x 4.85)

LVT flooring, a recently installed quality fitted kitchen with a range of units, extended work surfaces, central island with double stainless steel sink, a full range of quality integrated appliances including washing machine, tumble dryer, full length fridge/freezer, eye level double oven including microwave, matching induction hob, enclosed extraction cooker hood, flat plastered ceiling, inset spotlighting, wine cooler, double aspect uPVC windows, uPVC door leading out to the rear garden.

Dining Room (open plan off entrance hall)

11'3" x 9'1" (3.44 x 2.78)

LVT flooring, flat plastered ceiling, double uPVC patio doors leading out to the rear garden, ample space for family size dining table and chairs, full length feature radiator, power points.

Family Bathroom

LVT flooring, quality fitted bathroom suite comprising of a shower set over a panel bath, vanity sink unit, low level WC, Aquaboard panelled walls, uPVC window, inset spotlighting, extractor fan.















Master Bedroom

13'6" x 13'5" (max) (4.12 x 4.09 (max))

Fitted carpet, flat plastered ceiling, TV point, power points, feature radiator, uPVC window.

Ensuite

LVT flooring, quality fitted shower suite comprising of a double width shower cubicle with Aquaboard panelled splashbacks, low level WC with enclosed cistern, vanity sink unit, full length heated towel rail, uPVC window, flat plastered ceiling, inset spotlighting, extractor fan.

Bedroom 2

14'7" x 8'10" (4.47 x 2.7)

Fitted carpet, flat plastered ceiling, uPVC window, feature radiator, power points, a full range of quality fitted wardrobes, TV point.

Bedroom 3

11'5" x 11'7" (3.49 x 3.55)

Fitted carpet, flat plastered ceiling, uPVC window, feature radiator, power points, quality fitted wardrobe.

Outside

To the front of the property there is a large driveway providing ample off road parking for a variety of cars and leisure vehicles, a range of raised flower and shrub borders, all enclosed by low level brick walls. To the rear there is a beautifully presented garden with a large recently installed moon shape patio seating area, a further raised decked seating area enclosed by timber pergola, designated hot tub area (hot tub included in asking price), metal shed, artificial lawn, raised flower and shrub borders, all enclosed by high fencing and brick walls with a very private rear and side aspect, side path leading to front driveway.

Tenure And Services

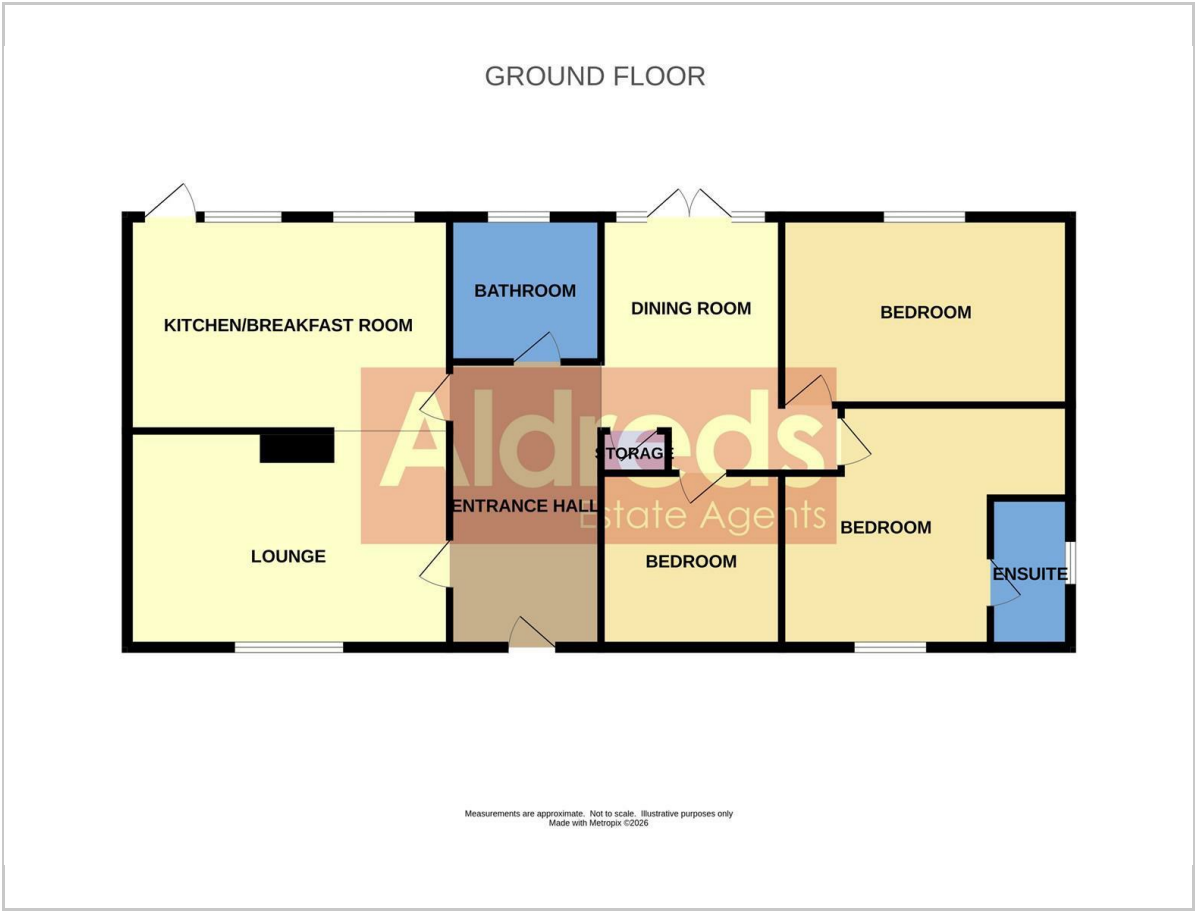
Freehold

Council Tax Band B

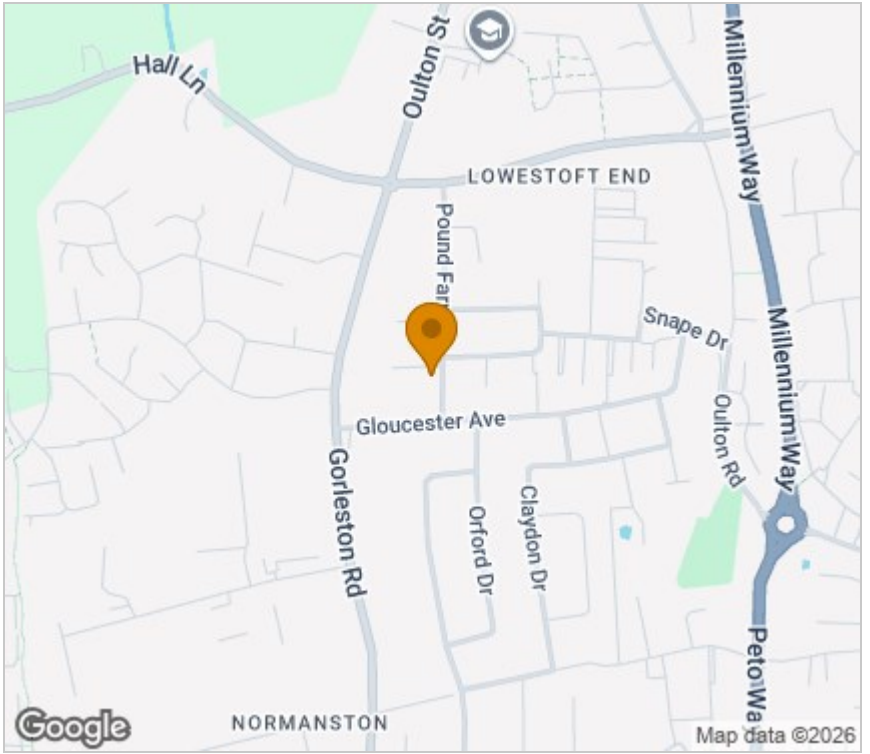
Mains Water Electric Gas And Drains

Ref: L2649/07/26

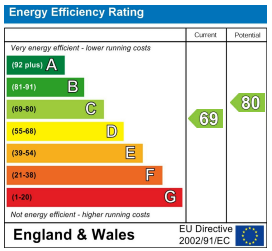
Floor Plan



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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