

Aldreds
Estate Agents

150 Hall Road

Oulton Broad, Lowestoft, NR32 3NP

Asking Price £260,000

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Aldreds are delighted to offer this beautifully presented two bedroom semi detached bungalow, situated in the highly desirable area of Oulton Broad. Ideally positioned within walking distance of a range of local amenities and the stunning Broads National Park, the property has been exceptionally well maintained throughout and offers spacious and versatile accommodation including an entrance hall, a spacious lounge featuring a bay window, a modern fitted kitchen, two generous bedrooms, a family bathroom and a second reception room, currently utilised as a dining room. Externally, the property benefits from an attractive and generously sized frontage, while the impressive private rear garden provides an ideal space for outdoor entertaining and relaxation. Properties of this nature and in such a sought after location rarely become available. Offered for sale at a realistic asking price, an early viewing is highly recommended to fully appreciate the accommodation and position on offer.

Entrance Hall

Tiled flooring, uPVC door, uPVC window, consumer unit.

Lounge

14'6" x 13'2" (4.43 x 4.02)

Laminate flooring, double bay fronted window, radiator, character ceiling beams, power points, TV point, telephone point.

Bedroom 1

16'6" x 10'0" (5.05 x 3.06)

Laminate flooring, uPVC window, radiator, built-in wardrobe, power points.

Bedroom 2

9'11" x 10'0" (3.03 x 3.06)

Laminate flooring, uPVC window, radiator, power points.

Kitchen

12'5" x 13'4" (max) (3.81 x 4.07 (max))

Tiled flooring, radiator, uPVC window, a full range of modern fitted kitchen units, quartz work surfaces, built-in eye level oven, gas hob, extraction cooker hood, recess and plumbing for a washing machine and dishwasher, pantry cupboard, resin sink, tiled splashbacks, wide opening leading to:-















Dining Room
13'8" x 9'2" (4.18 x 2.80)

Tiled flooring, uPVC door, uPVC window, flat plastered ceiling, power points.

Family Bathroom
10'7" x 4'1" (3.24 x 1.25)

Tiled flooring, white bathroom suite comprising of a panel bath with shower over, low level WC, hand basin, radiator, uPVC window, fully tiled walls, extractor fan.

Outside
To the front of the property there is a large attractive frontage laid to decorative gravel, enclosed by low level brick walls and timber fencing, entrance gate. To the rear there is a large private garden laid to lawn and paving stones, timber outbuildings, greenhouse, raised decked seating area, a range of bushes, flowers and shrubs, all enclosed by high timber fencing. Further to the rear there is a driveway (accessed via Allen Road) providing parking. There is the potential to build a garage (subject to planning).

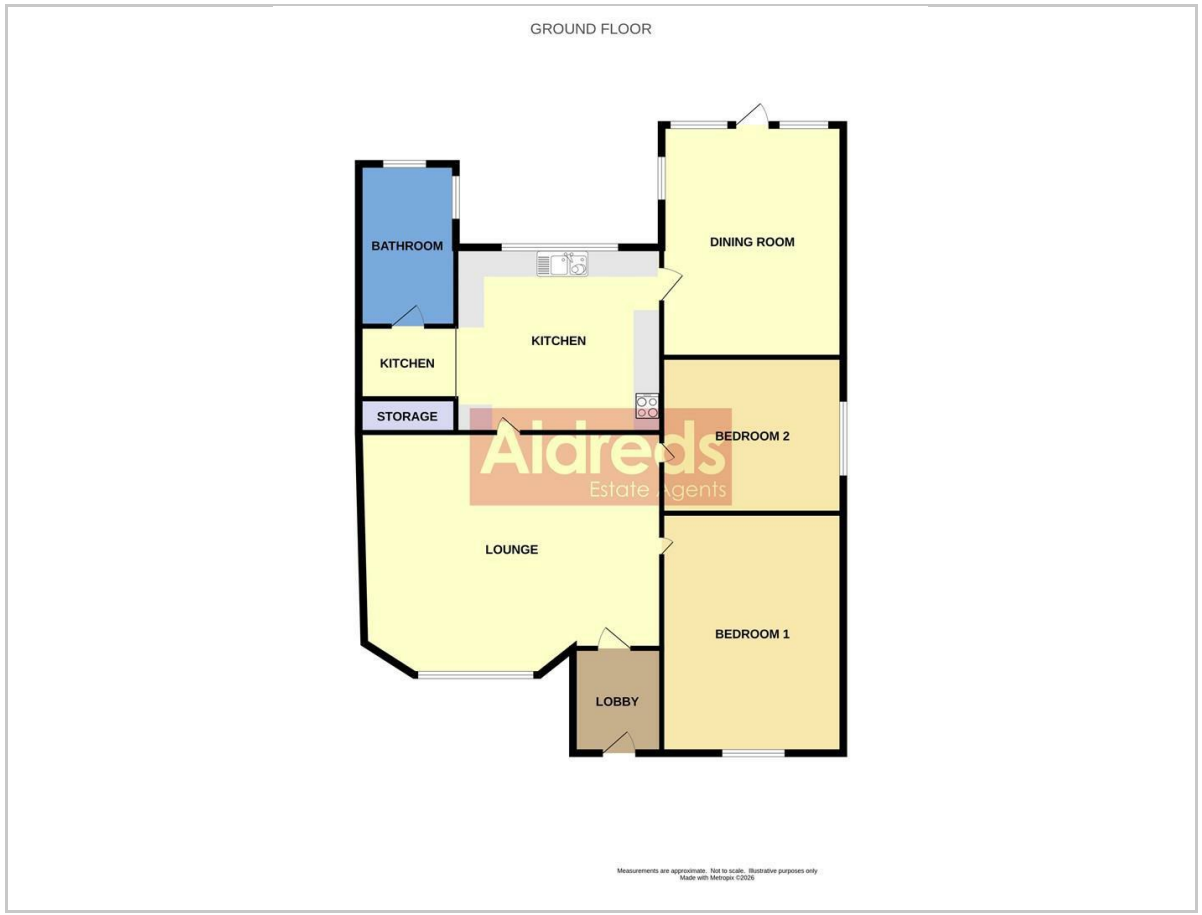
Tenure
Freehold

Services
Mains water, electricity, gas, drainage.

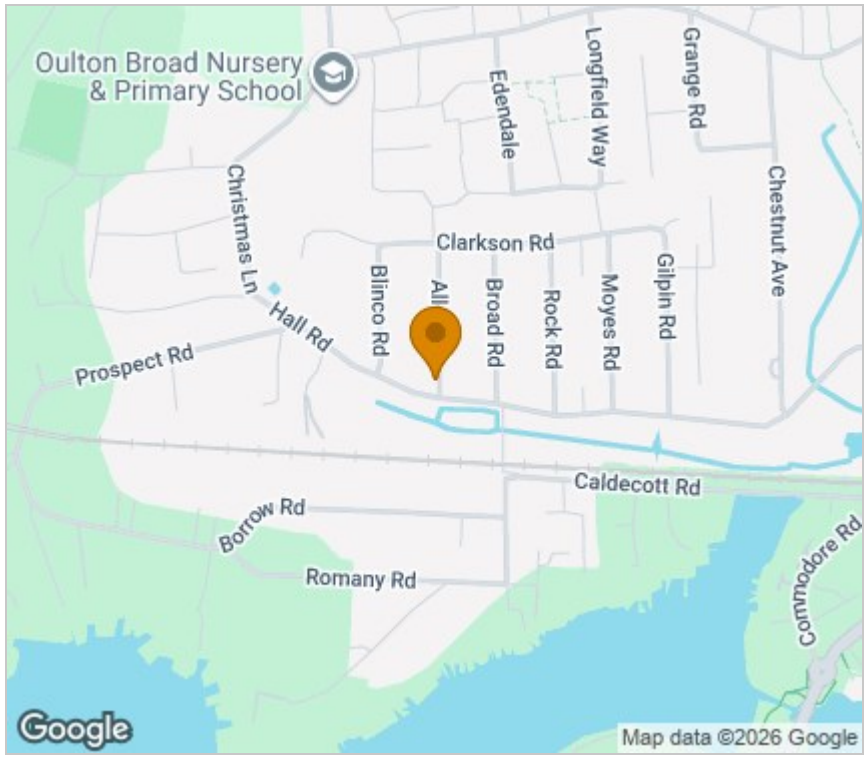
Council Tax
East Suffolk Council Band 'B'

Ref: L2686/08/26

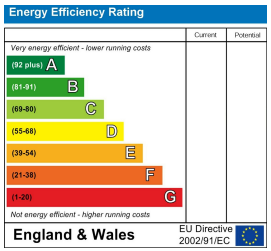
Floor Plan



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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143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA