



8 Borrow Road

Oulton Broad, Lowestoft, NR32 3PN

Asking Price £450,000



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Aldreds are delighted to present this exceptional and substantially extended three-bedroom detached bungalow, enviably positioned within one of the most sought-after postcodes in Oulton Broad. Ideally located within walking distance of the Broads National Park and the wide range of local amenities, this beautifully presented home offers spacious and versatile accommodation finished to an outstanding standard throughout. The property welcomes you with a wide and impressive entrance hall leading into a stunning open-plan kitchen/living space, thoughtfully designed to create the perfect environment for modern family living and entertaining. A separate formal dining room provides additional reception space, while all three bedrooms are generously proportioned, including a superb principal bedroom with stylish en-suite facilities. Completing the accommodation is a beautifully appointed family bathroom featuring a luxurious freestanding bath. Externally, the property occupies an attractive plot with a large lawned frontage and an extensive driveway providing ample off-road parking, leading to a useful brick storage room with double doors. To the rear, the enclosed garden enjoys a high degree of privacy with both rear and side aspects, predominantly laid to lawn and complemented by a newly installed raised decked seating area, ideal for outdoor dining and entertaining. The current owners have comprehensively improved the property to an exceptional standard with no expense spared, including high-quality fixtures and fittings, tasteful neutral décor, complete re-wiring, a newly installed gas-fired central heating system, replacement windows, and a superb new extension creating the impressive open-plan living area. Properties of this calibre, in such a desirable location, rarely become available. Early viewing is highly recommended to fully appreciate everything this outstanding bungalow has to offer.

### Wide Entrance Hall

Sealed unit double glazed composite entrance door, parquet flooring, radiator, full length storage cupboard.

### Open Plan Kitchen/Living Area 36'8" x 11'10" (11.2 x 3.63)

Lounge Area:- Brand new fitted flooring, flat plastered ceiling, power points, radiator, bi-folding doors leading out to the rear garden.

Open Plan Kitchen Area:- Brand new quality fitted kitchen comprising of a range of wall and base units, extended work surfaces and breakfast bar, full range of integrated appliances including integrated fridge/freezer, built in oven and microwave, 1 1/2 bowl sink with mixer tap, induction hob, extraction cooker hood, window overlooking the rear garden, power points, 2 x full length feature radiators.

### Dining Room

12'11" x 8'11" (3.96 x 2.74)

Brand new fitted flooring, flat plastered ceiling, radiator, wide opening leading to the open plan kitchen/living area.



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#### Utility Room

10'2" x 7'8" (3.1 x 2.36)

Full range of newly fitted wall and base units, extended work surfaces, recess for white goods including plumbing for washing machine and tumble dryer, stainless steel sink, boiler cupboard housing the brand new Baxi combination boiler, Upvc side door leading out to the rear garden, radiator.

#### Master Bedroom

16'2" x 11'10" (4.93 x 3.63)

Brand new fitted flooring, flat plastered ceiling, power points, radiator, Upvc window.

#### En-Suite Shower Room

Newly fitted shower suite comprising of an over sized shower cubicle, vanity sink unit, low level W.C with enclosed cistern, range of storage cupboards & drawers, Upvc window, full length heated towel rail, extractor fan, flat plastered ceiling & spot lighting.

#### Bedroom 2

11'10" x 10'9" (3.63 x 3.3)

Brand new fitted flooring, flat plastered ceiling, Upvc window, power points, radiator.

#### Bedroom 3

12'9" x 9'10" (3.91 x 3.0)

Brand new fitted flooring, power points, radiator, Upvc window, flat plastered ceiling.

#### Family Bathroom

Impressive newly fitted bathroom suite comprising of a free standing bath, vanity sink unit with twin hand basins, low level W.C, tiled flooring, full length heated towel rail, Upvc window, extractor fan, spot lighting.

#### Outside

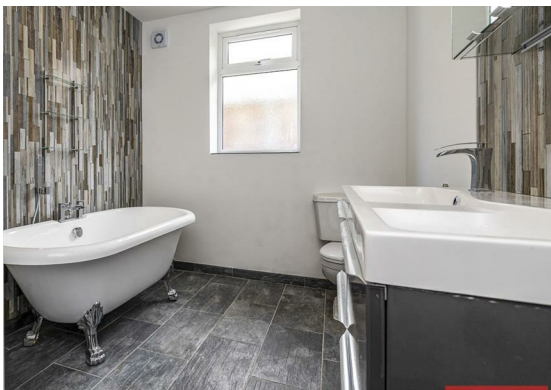
##### Outside To the Front

There is a brick weave driveway providing ample off road parking along with an area which is laid to lawn which could be extended to extra parking if required which all leads down to a storage room with double doors, power points and lighting.

##### Outside To the Rear

There is a beautifully presented garden which has newly installed raised decked seating area, main garden is laid to lawn with a very private rear and side aspect. All enclosed by high fencing.

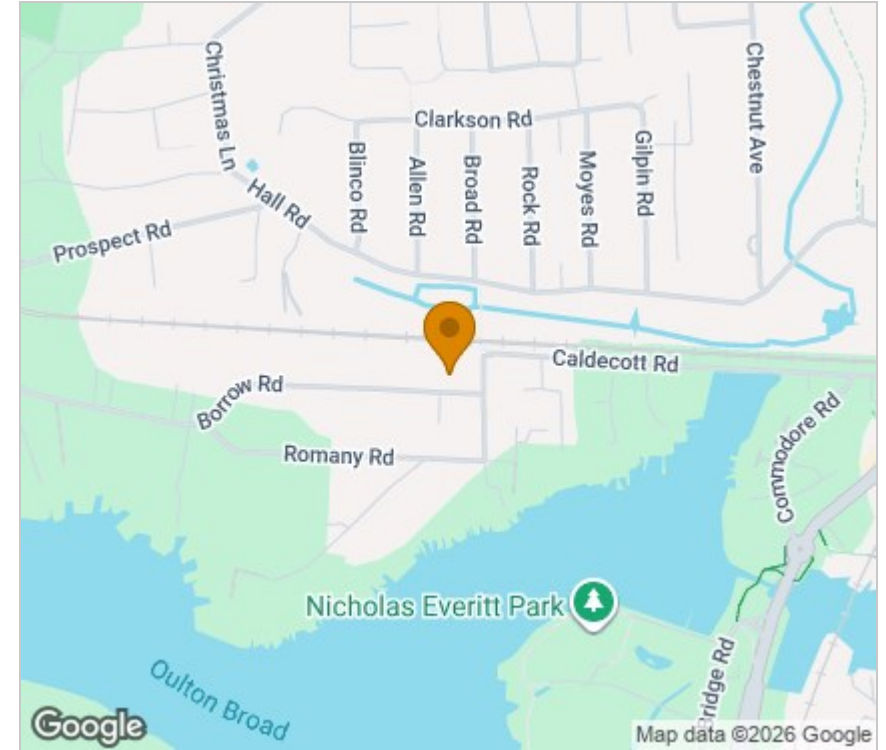
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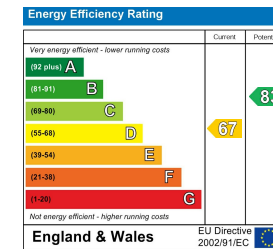
## Floor Plan



## 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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