



45 Sycamore Avenue, Oulton Broad, Lowestoft, NR33 9PH

Offers In Excess Of £200,000

- POPULAR ROAD
- ENTRANCE PORCH
- BATHROOM
- OULTON BROAD
- 2 RECEPTIONS
- 3 BEDS (3rd off 2nd)
- WELL PRESENTED
- KITCHEN WITH REAR LOBBY
- LAID TO LAWN REAR GARDEN & PARKING

Another property SOLD by Ange & Co!

PORCH

Excellent addition giving a place to leave your outer wears; decorative tiled flooring and opening into the...

LOUNGE

3.53m x 3.39m (11'6" x 11'1")

At the front of the home the lounge features wooden flooring, uPVC double glazed window, radiator, TV and power point; overhead cupboard houses the meters and consumer unit. Opening to the...

DINING ROOM

3.52m x 3.46m (11'6" x 11'4")

Opening into the kitchen; wooden flooring, uPVC double glazed window, radiator, power points and exposed chimney breast; under stair cupboard gives storage.

KITCHEN

3.06m x 2.29m (10'0" x 7'6")

Wall and base units with worktop, inset ceramic sink / drainer and appliances include a wall oven with gas hob, extractor fan and space / plumbing for your other chosen appliances. Tiled flooring with underfloor heating, uPVC double glazed window, power points and opening to the...

REAR LOBBY

Part glazed door out to the rear garden, airing cupboard housing the the gas central heating / domestic hot water combination boiler, and internal door to the...

BATHROOM

Vanity unit with wash basin, WC and a double ended freestanding bath has mains shower over with rainfall shower head. Tiled flooring with underfloor heating, opaque uPVC double glazed window, heated towel rail and extractor fan.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to bedrooms 1 & 2.

BEDROOM 1

3.53m x 3.39m (11'6" x 11'1")

Double bedroom at the front of the home has laminate flooring, uPVC double glazed window, radiator, power points and cast iron fireplace; loft access in situ.

BEDROOM 2

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

Another double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and cast iron fireplace; door into...

BEDROOM 3

3.30m x 2.28m (10'9" x 7'5")

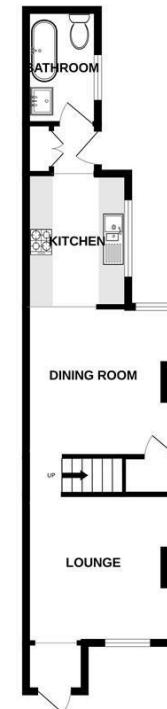
Overlooking the rear garden this bedroom has laminate flooring, uPVC double glazed window, radiator and power points.

OUTSIDE

Enclosed laid to lawn rear garden has a patio area with a pedestrian path that leads to a timber shed and access to off road parking.

GROUND FLOOR
441 sq ft. (41.0 sq.m.) approx.

1ST FLOOR
357 sq ft. (33.2 sq.m.) approx.



SYCAMORE AVENUE, SOUTH OULTON BROAD, NR33 9PH

TOTAL FLOOR AREA : 798 sq ft. (74.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The original floor plans have not been tested and no guarantee as to their operability or efficiency can be given.
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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC - RATING C