



17 Smiths Walk

Oulton Broad, Lowestoft, NR33 8QN

Offers Over £200,000



17 Smiths Walk

Oulton Broad, Lowestoft, NR33 8QN

Aldreds are delighted to offer this beautifully presented two bedroom bungalow, ideally situated in the highly sought after area of South Oulton Broad, just a short walk from the stunning Carlton Marshes Nature Reserve. The property offers spacious and versatile accommodation comprising an entrance hall, a generous open plan lounge/dining room, fitted kitchen, a shower room and two double bedrooms. Outside, the bungalow has an attractive front garden and a long driveway providing ample off road parking. To the rear is a private, enclosed lawned garden featuring a large timber outbuilding and a decked seating area beneath a timber veranda. Additional benefits include gas-fired central heating via a modern boiler and uPVC double-glazed windows throughout. The property is conveniently located within walking distance of local amenities, including a Tesco supermarket, as well as picturesque bridleways leading to the Broads National Park. Properties in this desirable cul-de-sac rarely come to market. Offered at a realistic asking price, early viewing is highly recommended.

'L' Shaped Entrance Hall

Fitted carpet, coved ceiling, loft access leading to insulated loft space, radiator, telephone point, full length storage/cloaks cupboard, power points.

Lounge/Diner

19'3" x 10'7" (5.88 x 3.23)

Fitted carpet, coved ceiling, walk-in uPVC bay window, radiator, TV point, power points, ample space for family size dining table and chairs, modern electric living flame fire.

Kitchen

9'3" x 9'3" (2.84 x 2.83)

Vinyl flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, recess for white goods including plumbing for a washing machine, uPVC window, coved ceiling, extraction cooker hood, radiator, power points, full length storage cupboard housing the modern energy efficient combination boiler (white goods can be included in the asking price if required).





Shower Room

Vinyl flooring, fully tiled shower cubicle, vanity sink unit, low level WC, part tiled walls, uPVC window, full length heated towel rail.

Bedroom 1

10'11" x 13'9" (3.33 x 4.21)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

Bedroom 2

10'11" x 9'3" (3.35 x 2.83)

Fitted carpet, coved ceiling, radiator, power points, uPVC door leading out to the rear garden.

Outside

To the front of the property there is beautifully presented front garden which is laid to artificial turf with a range of shrub and stone borders, a long concrete driveway providing ample off road parking for a variety of vehicles. Outside to the rear there is a beautifully presented garden which is non-overlooked from all sides, laid to lawn with a beautiful decked seating area enclosed by a timber veranda, large timber and felt workshop/garden room, timber and felt summerhouse, greenhouse, a range of shrub and flower borders, all enclosed by high fencing, side access leading to the front driveway.

Tenure And Services

Freehold

Council Tax Band - B

Mains Gas Electric Drains And Water



Floor Plan



Viewing

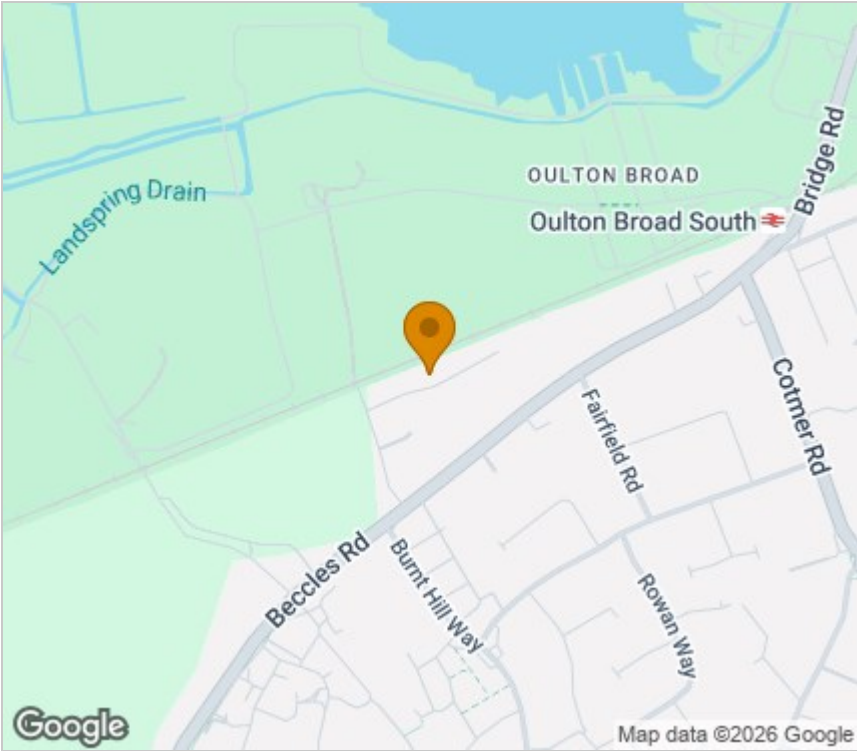
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

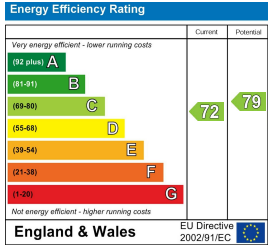
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



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