



31 Clifford Drive
Oulton Broad, Lowestoft, NR33 9EX
Asking Price £225,000



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Aldreds are delighted to offer this beautifully presented two-bedroom detached bungalow, pleasantly situated in this highly desirable South Oulton Broad location. The property is conveniently positioned within walking distance of local shops, amenities and a regular bus service. The well-planned and versatile accommodation comprises an entrance hall, an open-plan lounge/diner, a fitted kitchen, inner hallway, two double bedrooms and a modern fitted shower room. Externally, the property boasts a generous frontage providing ample off-road parking for a variety of vehicles. To the rear is a fully enclosed, non-overlooked, south-facing lawned garden, ideal for enjoying privacy and sunshine throughout the day. Further benefits include uPVC double-glazed windows and gas-fired central heating. Properties in this sought-after location rarely become available, and early internal viewing is strongly recommended.

Entrance Porch

uPVC entrance door, large aspect uPVC window, fitted carpet, fitted cloaks cupboard, low level cupboard.

Lounge/Diner

17'1" x 12'8" (5.23 x 3.87)

Fitted carpet, coved ceiling, double aspect uPVC windows, power points, tv point, fireplace with inset living flame gas fire, radiator, ample space for family size dining table and chairs.

Kitchen

8'4" x 9'6" (2.55 x 2.92)

Tile effect 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, power points, radiator, uPVC window, uPVC door leading out to rear garden.

Inner Hallway

Fitted carpet, loft access leading to insulated loft space.





Bedroom 1

9'7" x 12'0" (2.93 x 3.68)

Fitted carpet, double aspect uPVC windows, power points, tv point, radiator, full length fitted cupboard which houses the hot water tank.

Bedroom 2

9'0" x 11'6" (2.75 x 3.53)

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

Shower Room

Laminate flooring, modern shower suite comprising a double width shower cubicle enclosed by a glass screen, vanity sink unit, low level WC with enclosed cistern, full length heated towel rail, uPVC window, fully tiled walls.

Outside

To the front of the property there is a beautifully presented lawned garden with a range of shrub borders, a long driveway providing ample off road parking for a variety of vehicles leading to a detached brick built garage with up and over door, power points & lighting. To the rear there is a beautifully presented South facing lawned garden with a range of specimen flower and shrub borders, patio seating area, side gate leading to front driveway, all enclosed by high fencing with a very private side and rear aspect.

Services & Tenure

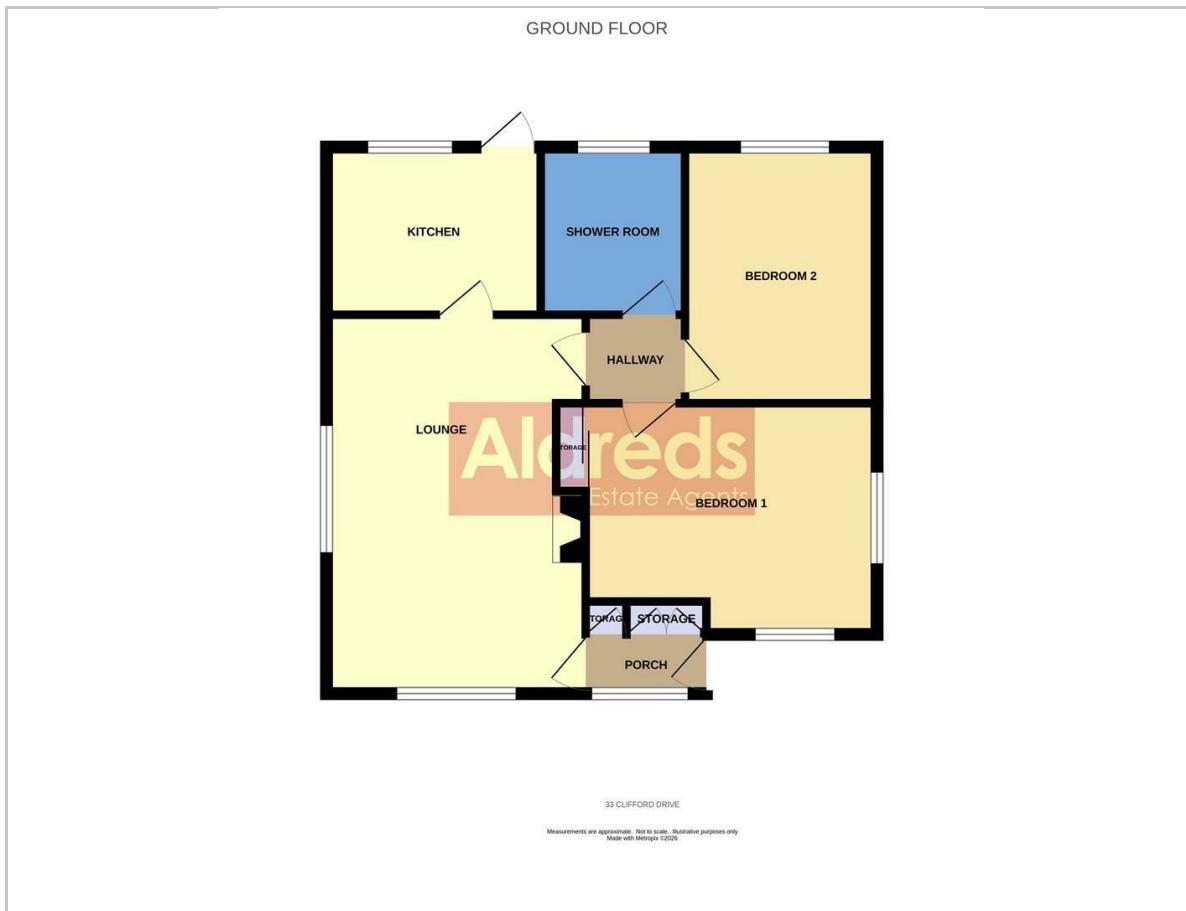
Mains water, electricity, gas, drainage.

Freehold

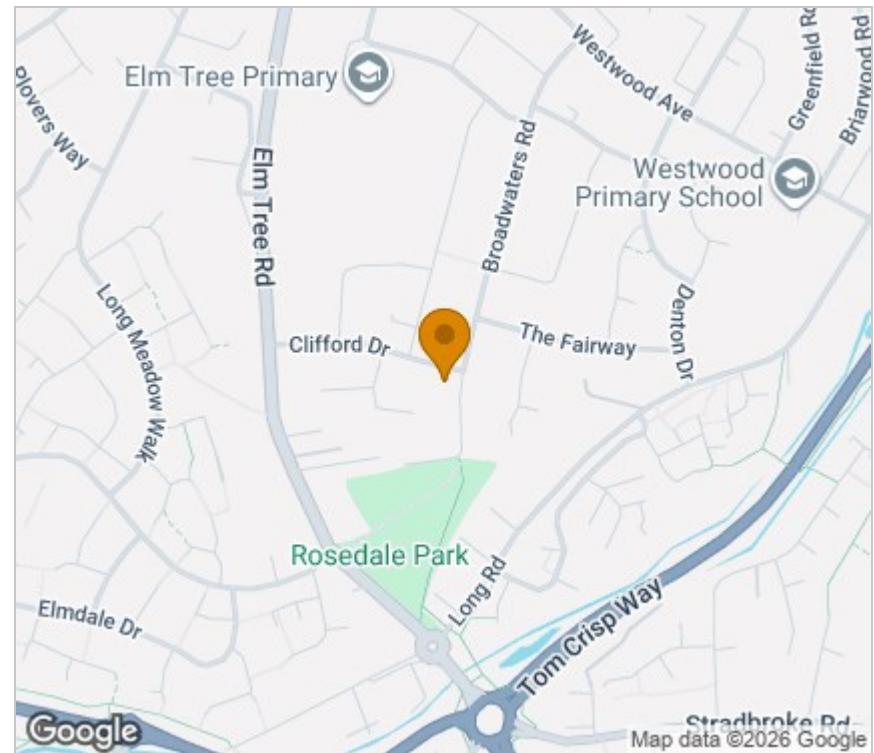
Council Tax Band - C



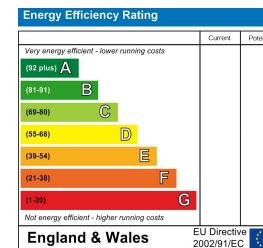
Floor Plan



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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