

Aldreds
Estate Agents



7 Birch Close

Oulton Broad, Lowestoft, NR32 3QF

Asking Price £375,000



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Aldreds are delighted to offer this exceptional executive style three bedroom detached family home, beautifully maintained and immaculately presented throughout. Finished to a high standard with contemporary fixtures and fittings, this impressive property offers spacious, versatile accommodation including a welcoming entrance porch leading into a wide entrance hall, a versatile study room, a generous lounge, a superb high specification fitted kitchen, a separate utility room, an open plan sitting and dining room and a ground floor cloakroom. Upstairs, the first floor landing leads to three generous bedrooms, including a master bedroom with an ensuite shower room and a family bathroom. Additional benefits include gas central heating and uPVC double glazing. Externally, the home features an impressive frontage with a brickweave driveway providing ample off road parking and access to the garage. To the rear is a private south facing garden, mainly laid to lawn with an attractive patio seating area. The property is ideally situated within easy walking distance of local amenities, the Broads National Park, and railway stations offering direct links to Norwich city centre. An early viewing is highly recommended to fully appreciate the quality, space, and superb location this exceptional family home has to offer.

Entrance Porch

Laminate flooring, radiator, uPVC window, uPVC entrance door.

Entrance Hall

Laminate flooring, flat plastered ceiling, radiator, power points, stairs leading to the first floor, understairs storage cupboard.

Study

9'5" x 4'11" (2.88 x 1.5)

Laminate flooring, flat plastered ceiling, uPVC window, radiator, power points, door leading to garage.

Kitchen

12'6" x 12'6" (3.83 x 3.83)

LVT flooring, uPVC window, a range of modern fitted kitchen units with high gloss work surfaces, Butler style sink, space for double Range cooker (could be included subject to separate negotiation) Rangemaster extraction cooker hood, integrated dishwasher, wine cooler, inset spotlighting, power points.

Utility Room

5'8" x 6'0" (1.75 x 1.83)

LVT flooring, uPVC door leading out to the rear garden, modern fitted work surfaces with high gloss work surfaces, space and plumbing for a washing machine, integrated fridge/freezer.

Cloakroom

LVT flooring, cloakroom suite comprising of a low level WC, hand basin, uPVC window, heated towel rail.





Sitting Room/Dining Room

21'9" x 10'4" (6.65 x 3.16)

LVT flooring, flat plastered ceiling, inset spotlighting, radiator, power points, uPVC windows, uPVC patio doors leading out to the rear garden.

Lounge

13'1" x 11'5" (4.0 x 3.5)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, TV point, power points, telephone point.

Landing

Fitted carpet, radiator, power points, loft access leading to insulated loft space, full length storage cupboard/airing cupboard.

Bedroom 1

11'3" x 10'8" (3.44 x 3.27)

Fitted carpet, flat plastered ceiling, radiator, power points, uPVC window, fitted wardrobes.

Ensuite Shower Room

Vinyl flooring, shower suite comprising of a shower cubicle with curved glass screen doors, low level WC, vanity sink unit, radiator, uPVC window.

Bedroom 2

11'4" x 9'7" (3.47 x 2.94)

Fitted carpet, flat plastered ceiling, radiator, power points, uPVC window, fitted wardrobes.

Bedroom 3

9'2" x 9'6" (2.81 x 2.92)

Fitted carpet, flat plastered ceiling, radiator, power points, uPVC window.

Family Bathroom

Vinyl flooring, bathroom suite comprising of a low level WC, hand basin, panel bath, heated towel rail, uPVC window, flat plastered ceiling with inset spotlighting, part tiled walls.

Outside

To the front there is a brickweave driveway providing ample off road parking, decorative gravel area, a range of bushes and shrubs, gate leading to rear garden. To the rear of the property there is a well presented south facing garden with a patio seating area, lawned area, ornamental slate areas, flower and shrub borders, mature trees, timber and felt summerhouse, all enclosed by high level fencing, side access gate.

Tenure

Freehold

Services

Main Gas, Electricity, Water and Drainage

Council Tax

East Suffolk Council Tax Band 'D'

Ref: L2654/07/26



Floor Plan



Area Map



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

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Energy Efficiency Graph



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