Aldreds
Estate Agents

278 Normanston Drive

Oulton Broad, Lowestoft, NR32 2PS

Asking Price £290,000

3 1 1 D

278 Normanston Drive

Oulton Broad, Lowestoft, NR32 2PS

Aldreds are delighted to offer this beautifully presented three-bedroom detached bungalow, located in the highly desirable North Oulton Broad area. Ideally positioned within walking distance of the railway station, the Broads National Park, and a range of local amenities, this property offers both convenience and an enviable lifestyle. The current owners have recently enhanced the home with tasteful neutral décor throughout, newly fitted floor coverings, and a brand-new modern kitchen. Further accommodation includes a contemporary shower room, with additional benefits of gas-fired central heating via a Worcester combination boiler and uPVC double-glazed windows and doors. Externally, the property boasts a generous frontage providing ample off-road parking for multiple vehicles, including leisure vehicles, as well as a detached garage. To the rear is a beautifully presented, sizeable and private garden, thoughtfully designed with artificial grass, front and rear patio seating areas, and a range of outbuildings, including a summer house. The garden enjoys a particularly secluded rear and side aspect, ideal for relaxation and entertaining. Overall, this is an outstanding bungalow in a superb location, presented in true move-in-ready condition and offered with no onward chain. Early viewing is highly recommended.

Wide T-Shaped Entrance Hall

Newly fitted carpet, coved ceiling, Upvc entrance door, radiator, full length storage/cloak cupboard, loft access leading to loft space.

Lounge

12'6" x 12'5" (3.83 x 3.79)

Newly fitted carpet, coved ceiling, radiator, Upvc window, power points, telephone point.

Kitchen

6'5" x 14'5" (1.97 x 4.40)

Timber effect vinyl flooring, full range of newly fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, modern washing machine included in the asking price, electric cooker, tiled splash backs, power points, spot lighting, coved ceiling, Upvc window.

Utility Room

Ceramic tiled flooring, newly fitted base unit with extended work surface, Upvc window, recess for fridge/freezer.

Rear Porch

Timber flooring, Upvc window, Upvc door leading out to the rear garden.

Shower Room

Timber effect vinyl flooring, modern shower suite comprising of a over sized corner shower cubicle with aqua board splash backs, pedestal sink, low level W.C, part tiled walls, Upvc window, radiator, wall mounted towel rail, modern energy efficient Worcester combination boiler.

Bedroom 1

14'6" x 10'7" (4.44 x 3.25)

Newly fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, full range of fitted wardrobes with mirrored doors.

Bedroom 2/Dining Room

12'1" x 13'0" (3.69 x 3.98)

Newly fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, T.V point, fireplace with inset living flame fire.

Bedroom 3

10'6" x 9'4" (3.21 x 2.86)

Newly fitted carpet, Upvc window, power points, radiator.

Outside To The Front

There is a generous frontage with raised slate borders, large tarmac driveway which gives ample space for a variety of cars or leisure vehicles. The driveway leads down to a garage with up and over door, power points and lighting.

Outside To The Rear

There is a beautifully presented large garden which is laid to artificial turf, full range of flower and shrub borders, central timber and metal pergola, range of outbuildings including a greenhouse, timber and felt shed, timber and felt summer house, patios to both the front and rear of the garden allowing ample space for bistro style dining, range of mature trees and shrubs which is all enclosed by high fencing and side gate leading to front driveway.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

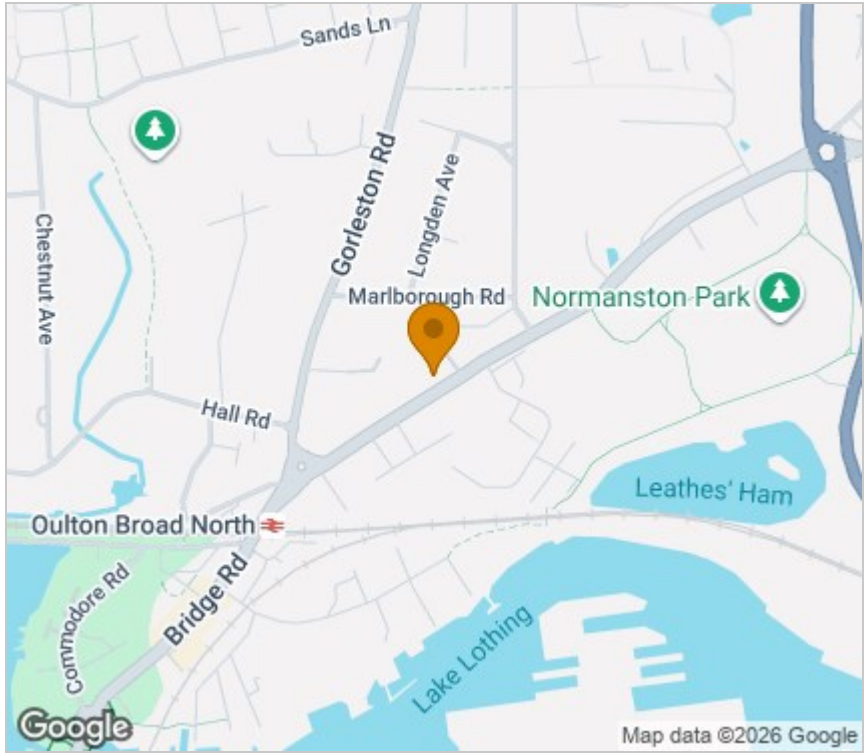
Council Tax

East Suffolk Band 'B'

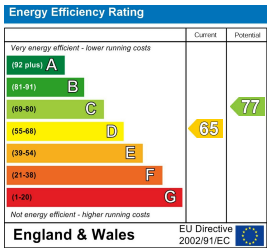
Ref: L2531/01/26

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.

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.

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