

Aldreds
Estate Agents

30 Fleetdyke Drive

South Oulton Broad, Lowestoft, NR33 9HD

Offers Over £300,000



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South Oulton Broad, Lowestoft, NR33 9HD

Aldreds are delighted to offer this well presented three bedroom detached family home, ideally situated in the highly sought after area of South Oulton Broad, within easy walking distance of local shops, schools and amenities. The spacious and versatile accommodation comprises an entrance porch, welcoming entrance hall, ground floor cloakroom, generous lounge, separate dining room, kitchen and useful utility room. To the first floor, a central landing provides access to three well proportioned bedrooms and a family shower room. The property boasts excellent kerb appeal, with a beautifully presented, low-maintenance front garden, a substantial resin driveway providing ample off road parking and a spacious garage. To the rear, the property benefits from a generous and private garden, offering an ideal setting for outdoor entertaining, alfresco dining and family enjoyment. Offered at a realistic asking price, the property provides scope for buyers to potentially extend to the rear, subject to the necessary planning permissions and consents. With its excellent location, generous accommodation, ample parking and further potential, Aldreds strongly recommend an early viewing to fully appreciate all this attractive family home has to offer.

Entrance Porch

Fitted carpet, uPVC entrance door, uPVC windows.

Entrance Hall

7'5" x 4'8" (2.28 x 1.43)

Laminate flooring, radiator, stairs leading to the first floor, full length cloaks cupboard.

Cloakroom

Tiled flooring, low level WC, hand basin, part tiled walls, uPVC window.

Lounge

14'9" x 13'2" (4.51 x 4.02)

Engineered oak wood flooring, uPVC window, radiator, TV point, power points, fireplace with marble surround.

Dining Room

9'9" x 9'4" (2.98 x 2.85)

Engineered oak wood flooring, radiator, sliding patio doors leading out to rear garden, power points.

Kitchen

9'1" x 8'11" (2.77 x 2.74)

Tiled flooring, uPVC window, part tiled walls, a range of timber kitchen units, roll top work surfaces, stainless steel sink with draining board, recess and plumbing for dishwasher, water softener, space for electric oven, extraction cooker hood, full length pantry cupboard.





Utility Room

13'3" x 5'6" (4.04 x 1.7)

Tiled flooring, uPVC window, uPVC door leading out to rear garden, fitted timber units with work surface, recess and plumbing for a washing machine and tumble dryer, space for fridge/freezer, power points, part tiled walls.

Landing

Fitted carpet, uPVC window, radiator, full length airing cupboard.

Bedroom 1

11'8" x 11'2" (3.57 x 3.42)

Fitted carpet, uPVC window, power points, radiator, full length fitted wardrobe, loft access.

Bedroom 2

11'5" x 9'0" (3.48 x 2.75)

Fitted carpet, uPVC window, radiator, power points, full length built-in cupboard housing the Worcester boiler (installed approximately only 1 ago).

Bedroom 3

6'9" x 7'10" (max) (2.08 x 2.41 (max))

Fitted carpet, uPVC window, radiator, power points, built-in cupboard.

Family Shower Room

Tile effect vinyl flooring, uPVC window, shower cubicle enclosed by curved glass screen doors, Aquaboard splashbacks, low level WC, hand basin, heated towel rail, fully tiled walls.

Outside

To the front of the property is a beautifully presented low maintenance garden laid to shingle and decorative paving, a large resin driveway providing ample off road parking leading to a spacious garage. To the rear of the property there is a generous private garden laid to lawn and patio seating areas, timber summerhouse, timber and felt garden shed, side access gate, all enclosed by high timber fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

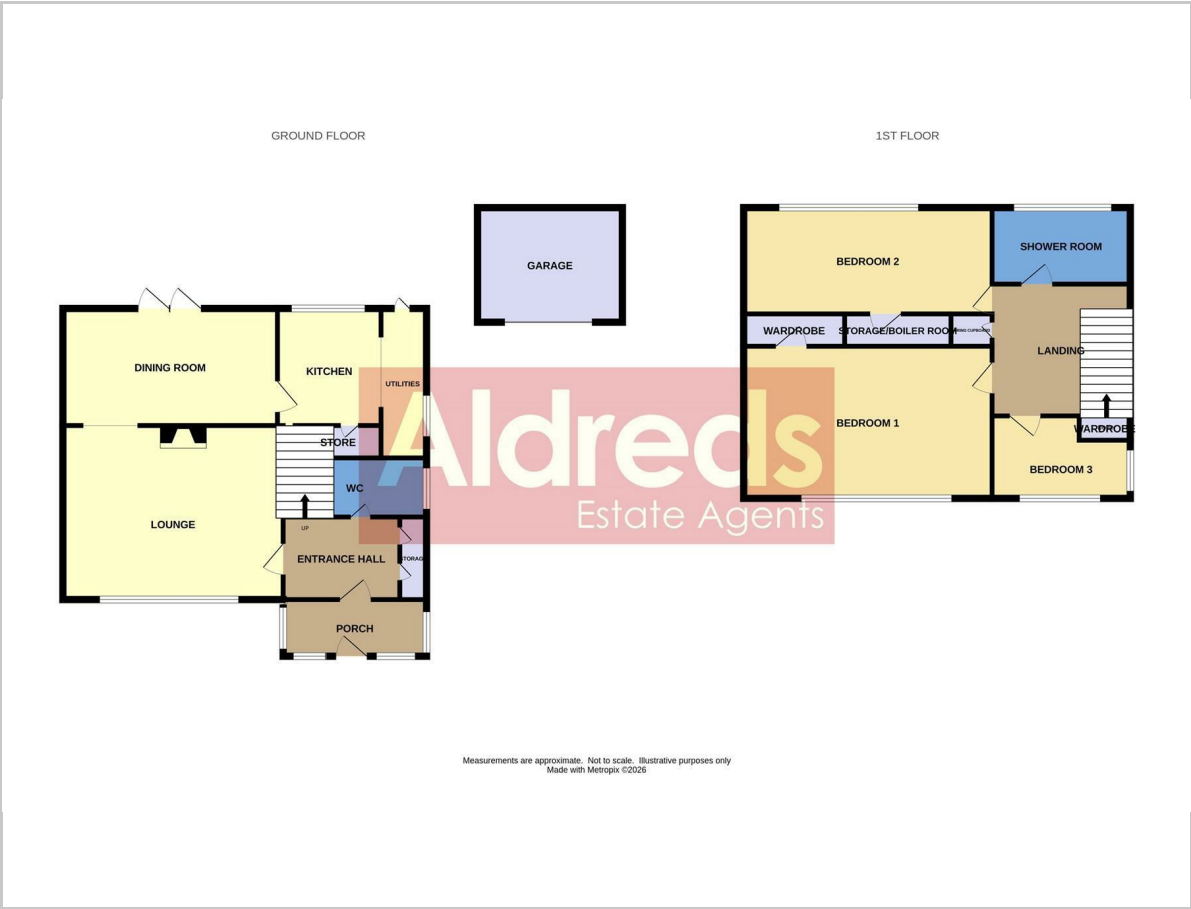
Council Tax

East Suffolk Council Band 'C'

Ref: L2677/08/26



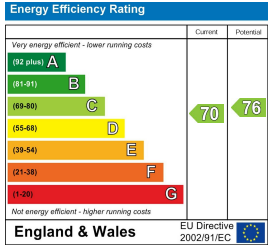
Floor Plan



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.

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