

**Aldreds**  
Estate Agents



9 Nursery Close

Oulton Broad, Lowestoft, NR32 3FF

Asking Price £475,000



## 9 Nursery Close

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The spacious and versatile accommodation begins with a striking entrance hall featuring a galleried staircase, creating a superb first impression. The ground floor offers a generous front-to-back lounge, an open-plan kitchen/dining area ideal for modern family living and entertaining, utility room, cloakroom/W.C., and a versatile fifth bedroom/dining room. To the first floor, a stunning U-shaped galleried landing leads to four well-proportioned bedrooms, including a beautiful principal bedroom with en-suite facilities, alongside a beautifully appointed family bathroom complete with both bath and separate shower. Further benefits include underfloor heating throughout the ground floor and an extensive PV solar panel system with battery storage, capable of powering the property with virtually zero electricity costs. Externally, the property continues to impress with ample off-road parking provided by a long driveway to the front and side, an oversized brick-built garage, and a beautifully landscaped rear garden featuring a large patio seating area, artificial lawn, and a bespoke timber-built entertainment space. A full-length swim spa, positioned within its own dedicated area, is also included in the asking price. Homes of this calibre, in such a desirable location, rarely become available. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

### Wide Impressive Entrance Hall

Central galleried staircase leading on to the first floor, karndeian flooring, under floor heating, flat plastered and coved ceiling, composite Upvc entrance door, 2 x full length under stair storage cupboards.

### Cloakroom

Karndeian flooring, underfloor heating, modern cloakroom suite comprising of a low level W.C, pedestal sink, tiled splash back, Upvc window, extractor fan.

### Lounge

11'5" x 22'10" (3.49 x 6.98)

Karndeian flooring, flat plastered and coved ceiling, double aspect Upvc windows including walk in Upvc bay window and double Upvc doors leading out to the rear garden, T.V point, power points, under floor heating.

### Dining Room/Bedroom 5

10'7" x 9'10" (3.24 x 3.02)

Karndeian flooring, flat plastered and coved ceiling, Upvc window, power points, T.V point, under floor heating.

### Kitchen/Diner

15'7" x 20'2" (max) (4.77 x 6.17 (max))

Karndeian flooring, full range of quality fitted kitchen units, luxury extended work surfaces, double ceramic sink with draining board, water softener, built in eye level Neff double oven with AEG induction hob, enclosed extraction cooker hood, full length integral fridge/freezer, tiled splash backs, Upvc window, under floor heating. Large Dining Area with extended walk in full length bay window with patio doors leading out to the rear garden, ample space for family size dining table and chairs.

### Utility Room

Ceramic tiled flooring, fitted base units, extended luxury work surface, under floor heating, ceramic sink with single drainer, plumbing for a dishwasher and washing machine, wall mounted energy efficient boiler, tiled splash backs, composite sealed unit double glazed door leading out to the side driveway.

### First Floor

U-shaped central galleried landing with fitted carpet, flat plastered and coved ceiling, full length walk in storage cupboard, full length airing cupboard, Upvc window, radiator, power points.

### Bedroom 1

13'11" x 10'0" (4.25 x 3.05)

Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points, T.V point.





#### En-Suite Shower Room

Amtico luxury vinyl flooring, quality fitted shower suite comprising of a oversized fully tiled shower cubicle, vanity sink unit, low level W.C, fully heated towel rail, Upvc window, flat plastered and coved ceiling, inset spot lighting, extractor fan.

#### Bedroom 2

13'4" x 11'2" (4.08 x 3.41)

Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points, T.V point.

#### Bedroom 3

9'2" x 9'10" (2.81 x 3.01)

Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points, T.V point.

#### Bedroom 4

7'9" x 9'1" (2.37 x 2.77)

Fitted carpet, flat plastered and coved ceiling, radiator, power points.

#### Family Bath/Shower Room

12'0" x 10'1" (max) (3.67 x 3.09 (max))

Amtico luxury vinyl flooring, quality fitted shower and bath suite comprising of a panel bath, low level W.C, vanity sink unit, over sized fully tiled shower cubicle, full length heated towel rail, shaver socket, flat plastered and coved ceiling with inset spot lighting, Upvc window, extractor fan.



#### Outside To the Front

There is a open plan frontage with driveway providing ample off road parking with detached over sized brick built garage with pitched roof, power points and lighting, EV charging point.

#### Outside To The Rear

There is a beautifully presented garden with large patio seating area, artificial turf, further raised patio with bespoke built enclosed entertainment/games area ideal for enclosed seating and BBQ's. full range of ornamental slate and shrub borders, designated area for the modern swim spa. The swim spa is included in the asking price. this is a private area and is enclosed by high timber fencing with gateway leading to front driveway.



#### Extras And Tenure

Heated Swim Spa Plus Bespoke Built Entertainments Area PV Panels and Storage Batteries All Included In The Asking Price

Freehold

Council Tax Band D

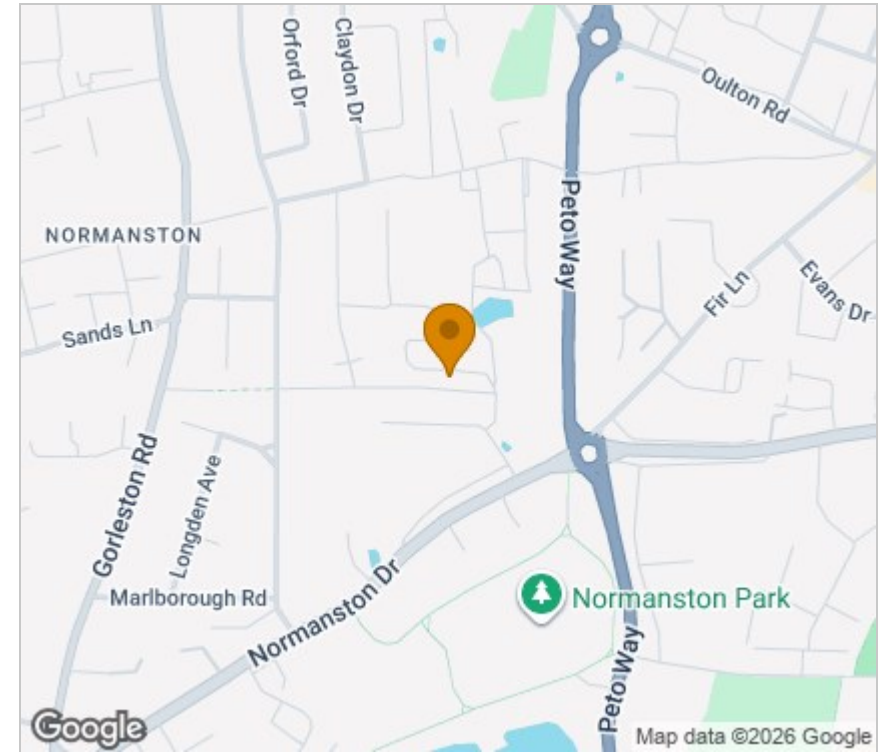
Mains Electric Gas Drains And Water

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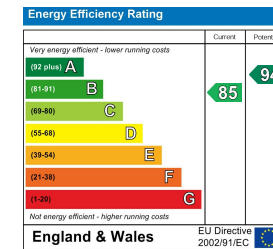
## Floor Plan



## 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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