



Aldreds
Estate Agents

4 Kearney Drive
Oulton, Lowestoft, NR32 3FJ
Offers Over £325,000



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Aldreds are delighted to offer this beautifully presented four bedroom detached family home, situated on the highly desirable Woods Meadow Development in Oulton Broad, being within walking distance of local shops, schools and amenities. This impressive property offers spacious and versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall, generous lounge, modern open plan kitchen/diner, separate utility room and convenient WC. On the first floor, a galleried landing leads to three well-proportioned bedrooms, including bedroom two with its own ensuite shower room, together with a family bathroom. The second floor is dedicated to the impressive master bedroom, which benefits from a further ensuite. Outside, the property enjoys a brickweave driveway providing ample off road parking for several vehicles, leading to a brick-built garage with a pitched roof. To the rear is a spacious, fully enclosed lawned garden featuring a pergola and dedicated seating area, creating an ideal setting for outdoor entertaining and alfresco dining. The property is presented to a high standard throughout, with quality fixtures and fittings, and remains covered by the NHBC warranty. These larger four bedroom detached homes on the Limes Development rarely become available, making this an excellent opportunity for families seeking a spacious and well appointed home in a highly regarded location. The vendor has already found a chain-free property, making an early viewing strongly recommended.

Entrance Hall

Composite entrance door, laminate flooring, radiator, uPVC window, carpeted stairs leading to the first floor, understairs storage cupboard, power points, flat plastered ceiling.

Lounge

12'2" x 12'11" (3.71 x 3.94)

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

Cloakroom

Laminate flooring, flat plastered ceiling, white cloakroom suite comprising of a low level WC, hand basin, extractor fan.

Open Plan Kitchen/Diner

18'1" x 9'3" (5.52 x 2.83)

Laminate flooring, a full range of modern fitted kitchen units with roll top work surfaces, sink and drainer, integrated electric oven, extraction cooker hood, gas hob, space for fridge/freezer, integrated dishwasher, flat plastered ceiling with inset spotlighting, radiator, uPVC window, space for family size dining table and chairs, uPVC French doors leading out to the rear garden, door to:-

Utility Room

5'2" x 8'4" (1.6 x 2.56)

Laminate flooring, a range of modern fitted kitchen units with roll top work surfaces, recess and plumbing for washing machine and tumble dryer, cupboard housing the modern energy efficient combination Ideal boiler (approximately 5 years old), composite door leading to side of the property.





First Floor Landing

Fitted carpet, uPVC window, power points, full length storage cupboard, stairs leading to second floor.

Bedroom 2

11'10" x 10'10" (3.62 x 3.31)

Fitted carpet, radiator, uPVC window, space for wardrobe, power points, door to:-

Ensuite

Laminate flooring, shower suite comprising of a fully tiled shower cubicle, low level WC, hand basin, tiled splashbacks, uPVC window, extractor fan.

Bedroom 3

9'8" x 8'3" (2.95 x 2.53)

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

Bedroom 4

9'8" x 9'6" (2.95 x 2.91)

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

Family Bathroom

Laminate flooring, white bathroom suite comprising of a panel bath, low level WC, hand basin, part tiled walls, extractor fan, uPVC window.

Second Floor Landing

Fitted carpet, uPVC window, power points.

Master Bedroom

15'9" x 11'4" (4.82 x 3.47)

Fitted carpet, flat plastered ceiling, radiator, uPVC window, Velux window, full length storage cupboard, loft access, power points, door to:-

Ensuite

Laminate flooring, shower suite comprising of a fully tiled shower cubicle, low level WC, hand basin, tiled splashbacks, flat plastered ceiling, Velux window, radiator, extractor fan.

Garage

Up & over door, power points, lighting.

Outside

Outside to the front there is a low maintenance frontage with decorative gravel, brickweave driveway for ample cars leading to a brick built pitched roof garage. To the rear of the property there is a spacious lawned garden with patio seating area, pergola, door leading to garage, all enclosed by high timber fencing.

Ref: L2701/09/26



Floor Plan



Viewing

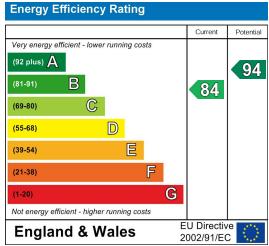
Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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