

Aldreds
Estate Agents



12 Lupton Close
Oulton, Lowestoft, NR32 3QS
Asking Price £190,000



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Aldreds are delighted to offer this exceptional modern home, situated in this highly desirable Oulton Broad location. The property is presented to an outstanding standard throughout, featuring tasteful décor and quality fitted floor coverings. The spacious accommodation comprises an entrance hall, ground floor WC, and a generous lounge which leads through to a stylish open-plan kitchen/diner. To the first floor is a central galleried landing, two double bedrooms and a modern family bathroom.

Externally, the property benefits from a double-width driveway to the front, providing ample off-road parking. To the rear is a fully enclosed patio garden, ideal for bistro-style outdoor dining and low-maintenance enjoyment. Located within this highly sought-after area, early viewing is strongly recommended to fully appreciate the quality and finish of this impressive home. The property would be ideal for a first-time buyer, family or as an investment opportunity.

Entrance Hall

Ceramic tiled flooring, radiator, sealed unit double glazed entrance door, flat plastered ceiling, power points, stairs leading to first floor.

Cloakroom

Timber effect vinyl flooring, flat plastered ceiling, modern cloakroom suite comprising a pedestal sink, tiled splashback, low level WC, radiator, uPVC window.

Lounge

9'2" x 14'8" (2.81 x 4.48)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points, tv point, full length storage cupboard.

Kitchen/Diner

9'1" x 12'8" (2.79 x 3.88)

Ceramic tiled flooring, a range of quality fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, integral electric oven with matching four burner ceramic hob, enclosed extraction cooker hood, plumbing for a washing machine, recess and plumbing for a dishwasher, recess for full length fridge/freezer, ample space for family size dining table and chairs, radiator, power points, uPVC window, double patio doors leading out to rear garden, flat plastered ceiling, inset spot lighting.





Central Galleried Landing

Fitted carpet, power points, loft access leading to insulated loft space, flat plastered ceiling.

Bedroom 1

9'1" x 12'8" (2.77 x 3.87)

Fitted carpet, flat plastered ceiling, double aspect uPVC windows, radiator, power points, tv point, full length storage cupboard/wardrobe.

Bedroom 2

8'11" x 12'9" (2.74 x 3.89)

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

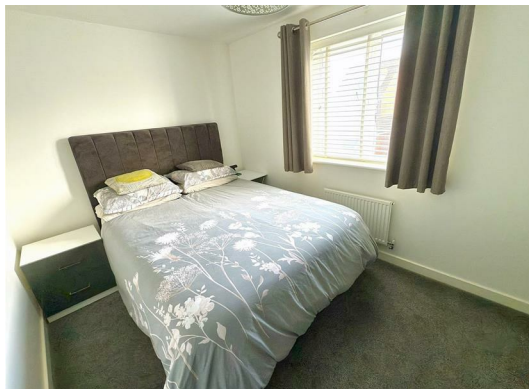
Family Bathroom

Timber effect vinyl flooring, quality fitted white bathroom suite comprising a shower set over a panel bath, pedestal sink, low level WC, tiled splashbacks, extractor fan, flat plastered ceiling, inset spotlighting.



Outside

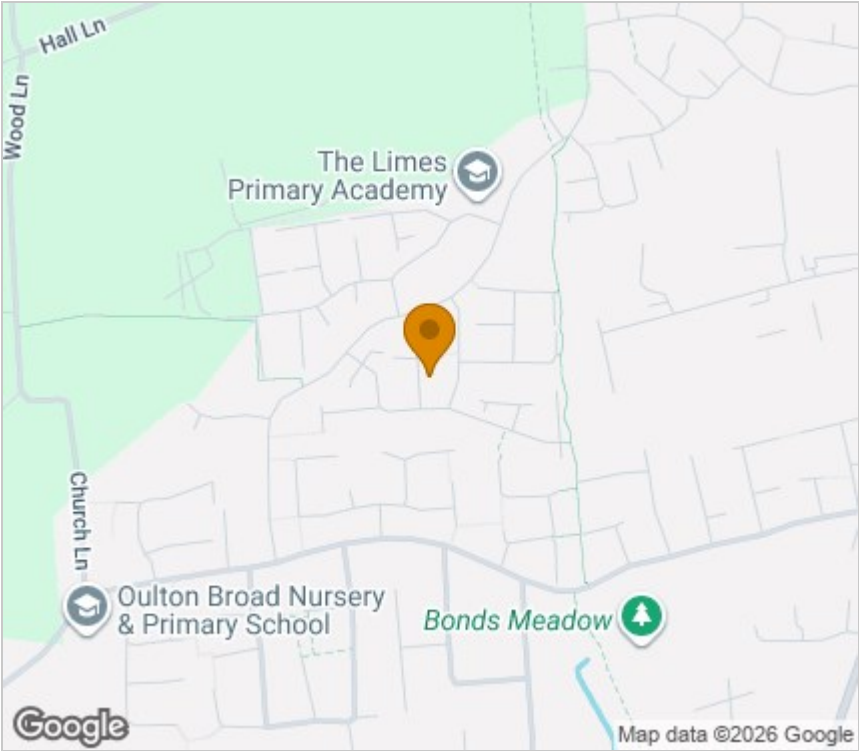
To the front of the property there is a double width driveway providing parking for 2 cars. Outside to the rear there is a fully enclosed patio garden providing ample space for bistro style dining, all enclosed by high fencing, footpath leading to front.



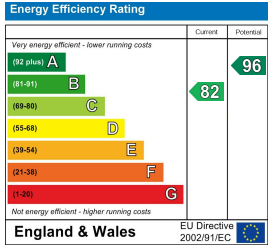
Floor Plan



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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