10 Broad Fleet Close

Oulton Broad, Lowestoft, NR32 3RA

Offers Over £290,000

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Aldreds are delighted to offer this spacious detached bungalow situated in this very desirable cul-de-sac location within North Oulton Broad. This modern quality built bungalow offers spacious versatile accommodation including a wide 'L' shaped entrance hall, spacious lounge, kitchen, a large pitched roof garden room, formal dining room, two double bedrooms and a shower room. Outside to the front there is a driveway leading to a pitched roof garage. To the rear there is a beautifully presented and private lawned garden with a full range of flower and shrub borders and a secluded raised decked seating area. Benefits also include gas fired central heating and uPVC double glazed windows and being within walking distance of local amenities including the Oulton Broad national park and railway station. Early viewing is strongly recommended as these quality built bungalows in this desirable location rarely become for sale.

Wide 'L' Shaped Entrance Hall

Laminate flooring, flat plastered and coved ceiling, radiator, power points, double fitted cupboard, sealed unit double glazed entrance door, loft access leading to an insulated loft space, telephone point.

Lounge

17'1" x 11'10" (5.21 x 3.62)

Fitted carpet, flat plastered and coved ceiling, power points, tv point, radiator, modern timber fireplace, double doors leading into the formal dining room, sliding patio doors leading into:-

Garden Room

14'6" x 10'10" (4.43 x 3.32)

Laminate flooring, pitched warm roof, large aspect uPVC windows, radiator, power points, sliding doors leading out to the rear garden, further uPVC door leading out to the raised decking.

Dining Room

10'8" x 10'8" (3.27 x 3.27)

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

Kitchen

11'7" x 12'4" (3.55 x 3.77)

Tile effect vinyl flooring, a range of modern fitted kitchen units with extended timber work surfaces, recess for white goods including plumbing for a dishwasher and washing machine, built in stainless steel electric oven with four burner ceramic hob, enclosed extraction cooker hood, tiled splashbacks, double stainless steel sink sink with single drainer, flat plastered and coved ceiling, inset spotlighting, uPVC door leading out to rear garden, radiator.

Bathroom

Ceramic tiled flooring, a modern white bathroom suite comprising of an electric shower set over a panel bath, pedestal sink, low level WC, radiator, fully tiled walls, extractor fan, uPVC window, wall mounted heated towel rail, flat plastered and coved ceiling, shavers socket.

Bedroom 1

11'1" x 13'1" (3.38 x 3.99)

Fitted carpet, flat plastered and coved ceiling, full range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards, radiator, power points, tv point, uPVC window.

Ensuite Shower Room

Laminate flooring, a modern shower suite comprising of a full tiled oversized shower cubicle, vanity sink unit, low level WC, full tiled walls, extractor fan, shavers socket, radiator, uPVC window.

Bedroom 2

8'10" x 11'3" (2.71 x 3.44)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, full range of fitted bedroom furniture including wardrobes and drawers.

Outside

To the front of the property there is an open plan garden laid to ornamental stone with patio footpath leading to front door, tarmac driveway providing ample off road parking leading to a brick built pitched roof garage with up and over door, power points and lighting. To the rear of the property there is a beautifully presented garden which is laid to lawn, a range of flower and shrub borders, very private rear and side aspect, patio seating area, a further raised timber decking seating area, all enclosed by high fencing with access door leading to garage, pathways to both sides of the property leading to the front driveway.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

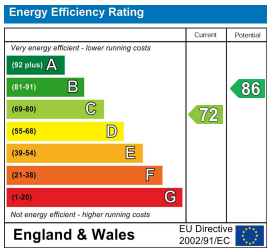
East Suffolk. Band 'C'

Ref: L2415/07/25

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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