

**Aldreds**  
Estate Agents



12 Clifford Drive

Oulton Broad, Lowestoft, NR33 9EU

Asking Price £225,000



## 12 Clifford Drive

Oulton Broad, Lowestoft, NR33

Aldreds are delighted to offer this very well extended two bedroom detached bungalow situated in this very desirable South Oulton Broad location. The property is presented to a clean and tidy standard throughout and offers versatile accommodation including a wide entrance hall, an extended open plan lounge/dining area, a large fitted kitchen/breakfast room, two double bedrooms and a shower room. To the outside of the property there is a driveway leading to a garage and extended workshop. To the rear there is a beautifully presented lawned garden with a substantially built summerhouse. There are also the benefits of gas central heating and uPVC double glazing. Early viewing is strongly recommended to appreciate the size of this beautifully detached bungalow.

### Entrance Hall

Fitted carpet, power points, uPVC entrance door, radiator, full length cupboard.

### Lounge

20'2" x 10'5" (6.15 x 3.18)

Fitted carpet, double aspect uPVC windows, feature fireplace with inset living flame gas fire, power points, tv point, radiators, wide opening leading to:-

### Open Plan Dining Area

7'4" x 8'5" (2.25 x 2.59)

Fitted carpet, radiator, uPVC window, wide opening leading to lounge.

### Kitchen/Breakfast Room

18'2" x 8'4" (5.55 x 2.56)

Ceramic tiled flooring, a range of solid timber fitted kitchen units, extended work surfaces, ceramic sink with single drainer, recess for white goods including plumbing for washing machine, roll top breakfast bar, double aspect uPVC windows, uPVC door leading to rear garden, integral electric oven with matching four burner gas hob, enclosed extraction cooker hood.





### Bedroom 1

11'8" x 10'0" (3.57 x 3.06)

Fitted carpet, coved ceiling, double aspect uPVC windows, radiator, power points, tv point.

### Bedroom 2

11'6" x 8'9" (3.53 x 2.68)

Fitted carpet, uPVC window, radiator, power points, a range of fitted bedroom furniture.

### Shower Room

Ceramic tiled flooring, shower suite comprising of an oversized fully tiled shower cubicle enclosed by folding glass screen doors, pedestal sink, low level WC, uPVC window, radiator.

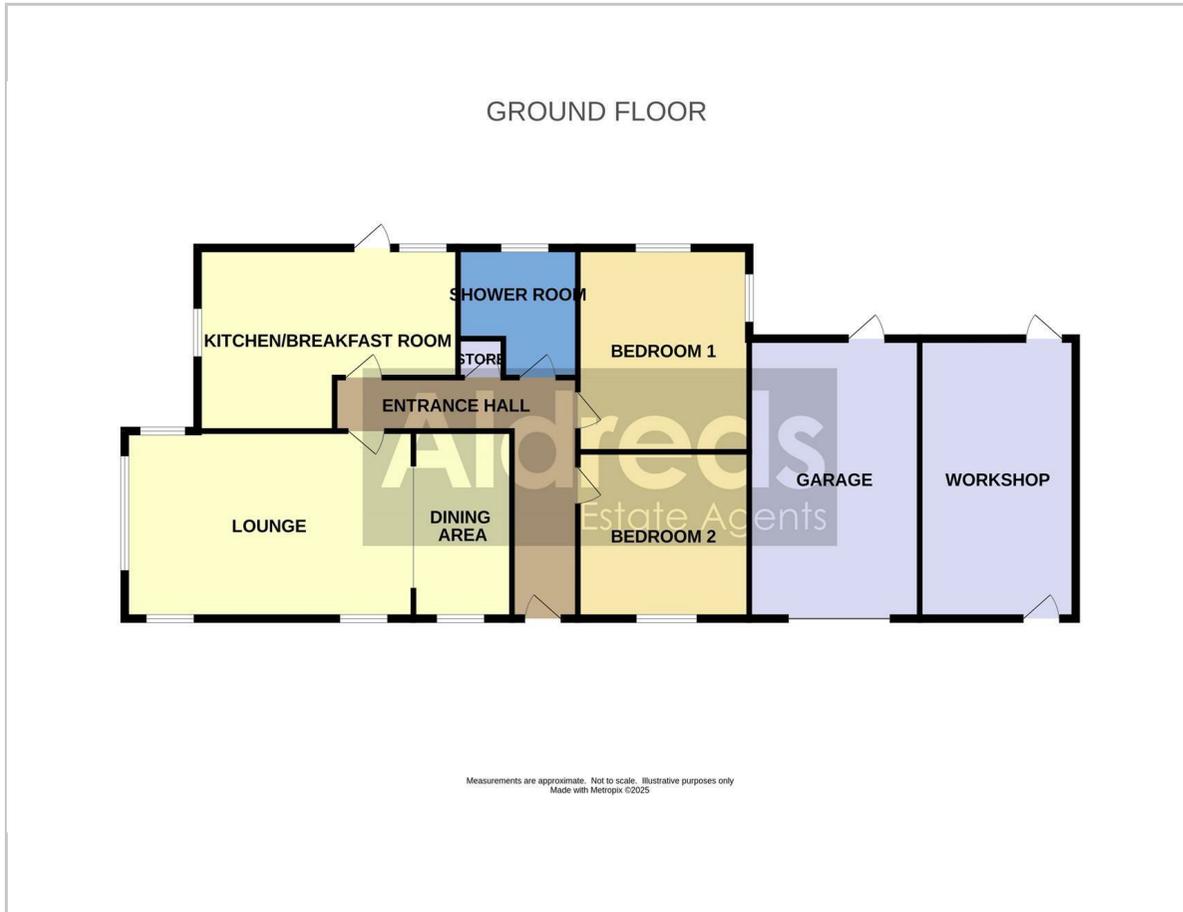
### Outside

The property is situated on a corner plot and the front and side of the garden is low maintenance laid to ornamental stone with concrete footpath leading to front door, all enclosed by a low level brick wall, driveway providing ample off road parking leading to a brick built garage with an up and over door. Further to the side there is a substantially built shed/workshop. Outside to the rear there is a fully enclosed lawned garden with a substantially built timber summerhouse, a range of flower and shrub borders, enclosed by timber fencing, rear access door to garage and workshop.



Ref: L2300/02/25

## Floor Plan



## Viewing

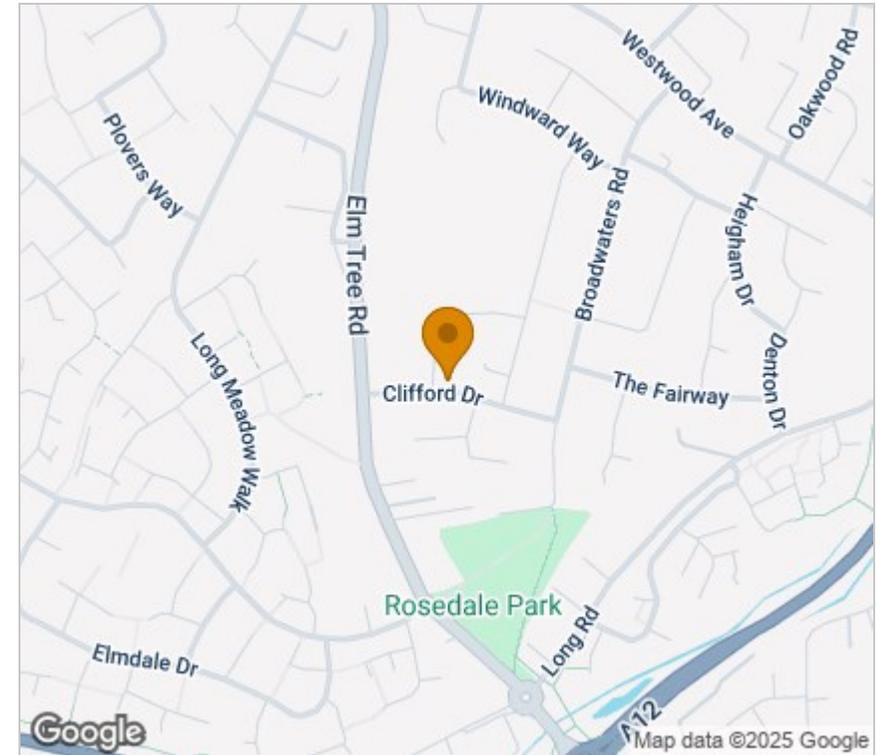
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

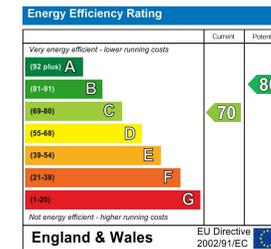
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## Area Map



## Energy Efficiency Graph



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