

Aldreds
Estate Agents



21 Birch Close

Oulton Broad, Lowestoft, NR32 3QF

Offers Over £375,000



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Aldreds are delighted to present this beautifully extended four bedroom detached family home, situated in the highly sought-after North Oulton Broad location. This outstanding property offers spacious and versatile accommodation throughout. The ground floor comprises an entrance porch leading into a wide and welcoming hallway, a sitting room (which could also serve as a ground floor bedroom), a formal dining room, and an impressive extended lounge featuring a log burner, vaulted ceiling, and skylights. The modern fitted kitchen is equipped with quality integrated appliances and is complemented by a separate utility room and convenient ground floor WC. Upstairs, a central galleried landing provides access to three generous double bedrooms, including a master with ensuite, along with a family bathroom. Externally, the property benefits from a double-width driveway leading to an oversized garage. To the rear, there is a large, lawned garden, complete with a brick-built store/workshop and a substantial timber log store. The home is presented to a high standard throughout, with tasteful neutral décor, gas-fired central heating, and uPVC double glazing. Ideally located within walking distance of local amenities, Oulton Broad Primary School (rated Outstanding by Ofsted), a railway station with direct links to Norwich, and the beautiful Broads National Park. An exceptional family home in a great location – early viewing is highly recommended.

Entrance Porch

uPVC entrance door, solid timber flooring, large aspect uPVC window, flat plastered ceiling.

Entrance Hall

Fitted carpet, feature galleried staircase, understairs storage cupboard, flat plastered ceiling, power points, radiator.

Lounge

13'4" x 19'9" (4.07 x 6.04)

Fitted carpet, feature vaulted flat plastered ceiling with double skylights & inset spotlighting, large aspect uPVC windows with double doors leading out to the rear garden, power points, tv point, cast iron log burner, radiator, wide opening leading to:-

Formal Dining Room

9'8" x 9'7" (2.95 x 2.94)

Fitted carpet, flat plastered ceiling, radiator, power points, double doors leading to:-

Sitting Room/Bedroom 4

13'5" x 11'6" (4.1 x 3.52)

Fitted carpet, uPVC window, radiator, tv point, power points.

Kitchen

12'4" x 9'7" (3.76 x 2.93)

Timber effect luxury vinyl flooring, a full range of quality fitted kitchen units, extended work surfaces, two double eye level multi-function ovens, matching four burner induction hob, integrated dishwasher, fridge & freezer, double composite sink with single drainer, power points, full length feature radiator, flat plastered ceiling with inset spotlighting, extractor fan.

Utility Room

Timber effect luxury vinyl flooring, fitted wall and base units, extended work surface, composite sink with single drainer, recess for white goods including plumbing for a washing machine, radiator, uPVC door leading to rear garden.

Cloakroom

Timber effect luxury vinyl flooring, cloakroom suite comprising a wall mounted sink, low level WC, radiator, uPVC window.



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Central Galleried Landing

Fitted carpet, power points, loft access leading to insulated loft space, full length airing cupboard.

Bedroom 1

11'8" x 11'4" (3.57 x 3.46)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point, full length fitted wardrobes with sliding mirrored doors, door leading to:-

Ensuite Shower Room

Tile effect vinyl flooring, shower suite comprising a shower cubicle with Aquaboard splashbacks, vanity sink unit, low level WC, tiled splashbacks, shavers socket, inset spotlighting, extractor fan, radiator, uPVC window.

Bedroom 2

12'4" x 10'0" (3.77 x 3.07)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point, full length fitted wardrobe with double sliding mirrored doors.

Bedroom 3

9'8" x 9'5" (2.95 x 2.88)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full length fitted wardrobe with sliding mirrored doors.

Family Bathroom

Tile effect vinyl flooring, bathroom suite comprising a panel bath, low level WC, vanity sink unit, tiled splashbacks, full length heated towel rail, shavers socket, uPVC window.

Outside

Outside to the front there is an open plan lawned garden with a double width brick weave driveway providing ample off road parking leading to an oversized integral garage with up and over door, power points & lighting. Outside to the rear there is beautifully presented and established lawned garden with a large patio seating area, a range of flower and shrub borders, enclosed by high timber fencing, brick built workshop and timber store housing the timber for the log burner.

Tenure

Freehold

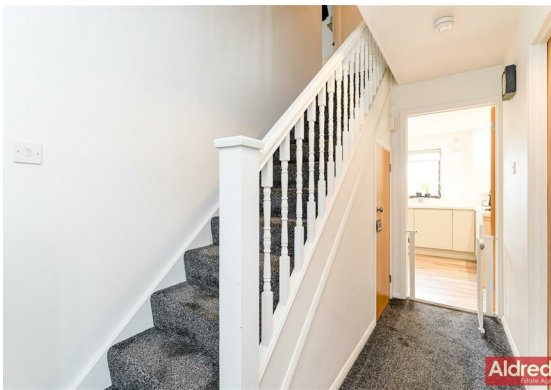
Services

Mains water, electricity, gas, drainage.

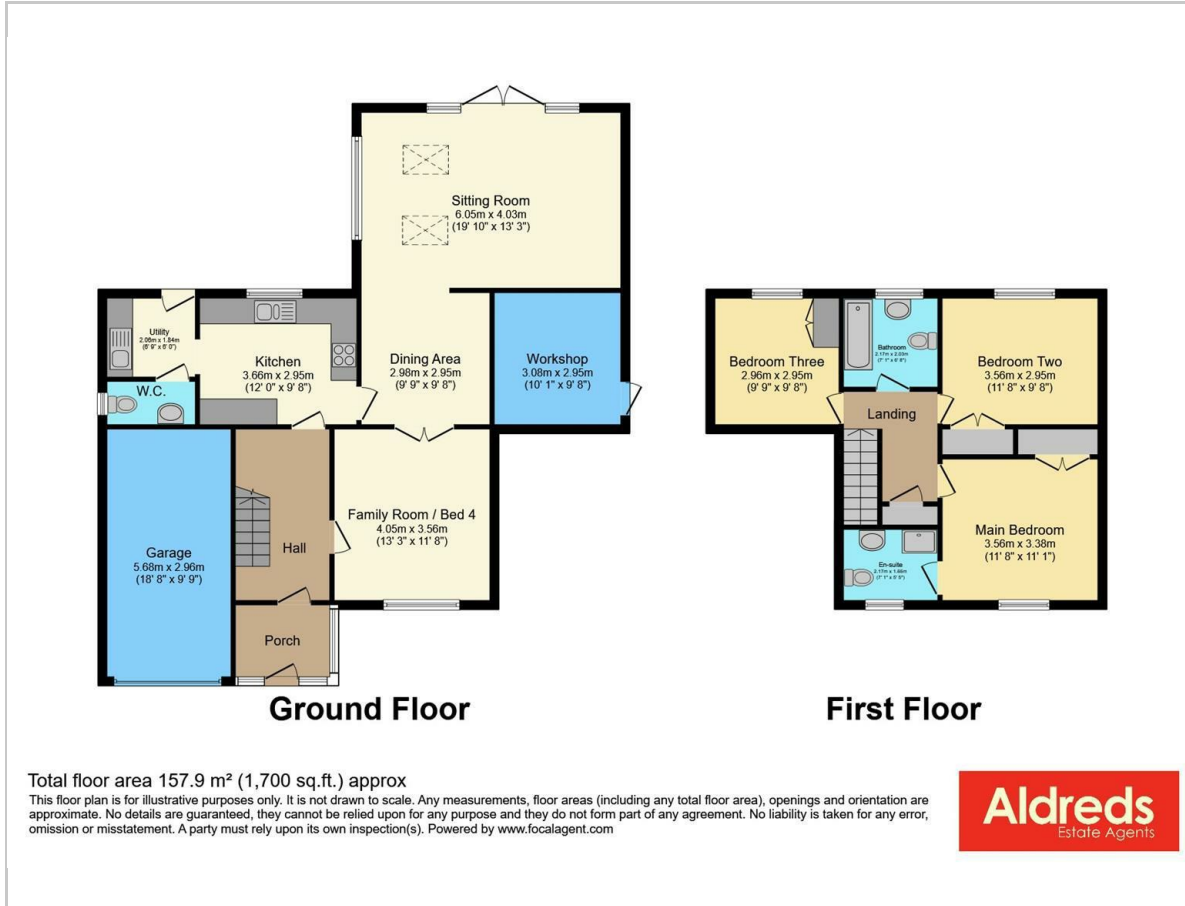
Council Tax

Band 'D'

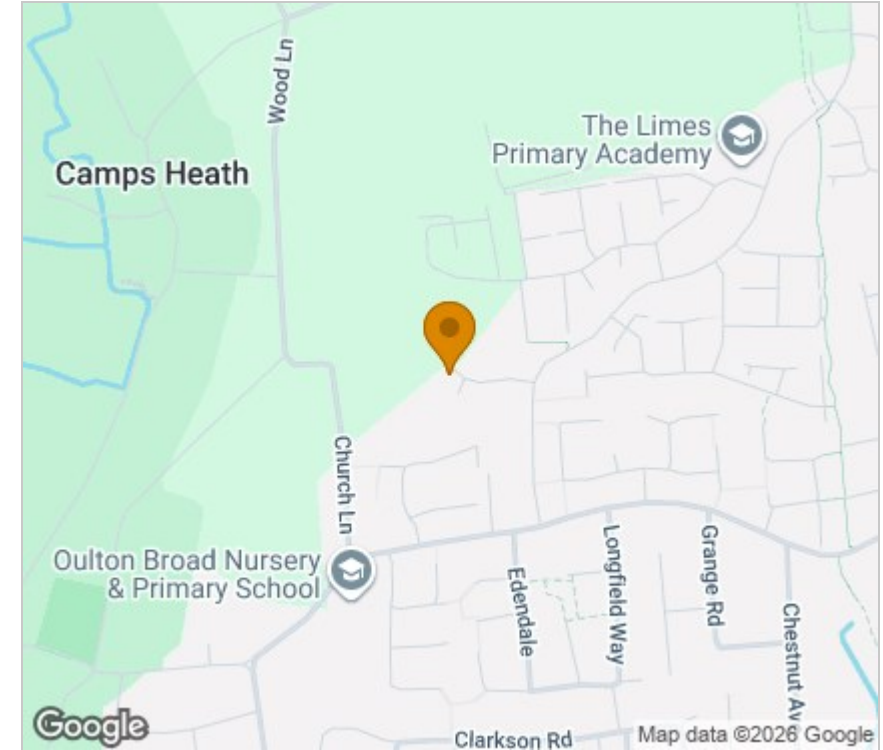
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Floor Plan



Area Map



Viewing

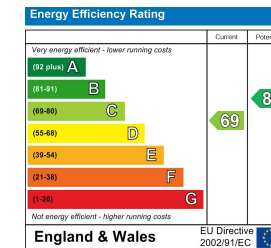
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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