



Aldreds
Estate Agents

3 Bramfield Road

Oulton Broad, Lowestoft, NR32 3DT

Asking Price £275,000



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Aldreds are delighted to offer this refurbished 3 bedroomed detached bungalow situated in this very desirable cul de sac location situated within North Oulton Broad. The current owners have improved this property with no expense spared with a full range of brand new fixtures and fittings including a newly installed kitchen, shower room, energy efficient gas boiler, along with brand new windows and doors throughout. The property has been decorated to a modern neutral standard throughout with a full range of quality fitted hard floorings and carpets. The kitchen includes integral appliances and the outside of the property has a substantial frontage providing ample off road parking, detached brick built garage with immaculately presented rear lawned garden with a patio seating area and a very private rear aspect. Properties in this desirable location presented to this high standard with its full range of new fixtures and fittings rarely become to market and an early viewing is highly recommended with no onward chain.

Spacious L-Shaped Entrance Hall

Newly fitted laminate flooring, flat plastered and coved ceiling, inset spot lighting, power points, radiator, 2 full length storage cupboards, one of these cupboard house the modern energy efficient boiler which is still under guarantee. Newly installed composite sealed unit double glazed entrance door.

Lounge

11'7" x 13'10" (3.55 x 4.23)

Newly laid laminate flooring, flat plastered and coved ceiling, power points, T.V point, internet & telephone point, double aspect Upvc windows, radiator.

Kitchen

9'11" x 9'4" (3.03 x 2.86)

Newly laid laminate flooring, full range of newly installed quality kitchen units, extended work surfaces, composite sink with flexible mixer tap, integrated full length fridge/freezer, stainless steel oven with matching ceramic hob, extraction cooker hood, glass splash back, plumbing for washing machine, power points, flat plastered ceiling, inset spot lighting, Upvc windows with a wide opening leading to the open plan dining room.

Open Plan Dining Room

9'10" x 9'7" (3.01 x 2.94)

Newly laid laminate flooring, flat plastered and coved ceiling, inset spot lighting, double aspect Upvc windows including patio doors leading out to the rear garden, radiator, power points.





Shower Room

Ceramic tiled flooring, newly installed shower suite comprising of a double width shower cubicle enclosed by glass screen, aqua board splash backs, vanity sink unit, low level W.C, Upvc window, flat plastered ceiling, inset spot lighting, full length heated towel rail.

Master Bedroom

10'2" x 13'1" (3.1 x 3.99)

Newly fitted carpet, flat plastered and coved ceiling, power points, T.V point, Upvc window, radiator.

Bedroom 2

10'2" x 8'7" (3.11 x 2.63)

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, T.V point, radiator.

Bedroom 3

8'2" x 6'7" + recess (2.5 x 2.03 + recess)

Newly Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, T.V point, radiator.



Outside To The Front

There is a large frontage providing ample off road parking for a variety of cars or leisure vehicles, laid to lawn with concrete driveway and ornamental slate borders, enclosed by timber fencing.

Outside To The Rear

There is a beautifully presented lawned garden with a very private rear and side aspect, raised ornamental slate border enclosed by timber railway sleepers, timber and felt garden shed, large patio seating area providing ample space for bistro style dining with side gate leading to front driveway. There is also detached brick built garage with up and over door, power points and lighting, Upvc window and side access door.



Tenure

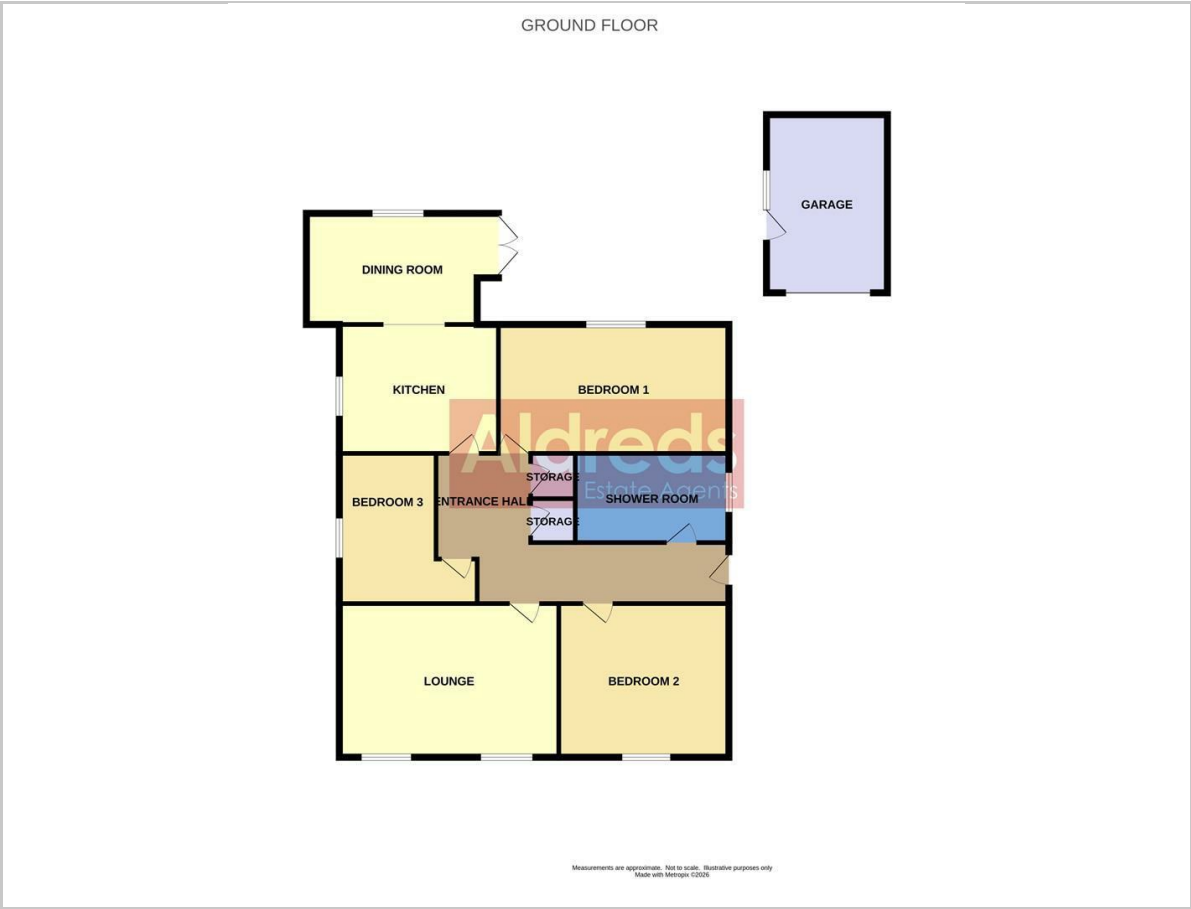
Freehold

Council Tax Band - B

Mains Gas Electric Drains And Water

Ref: L2713/09/26

Floor Plan

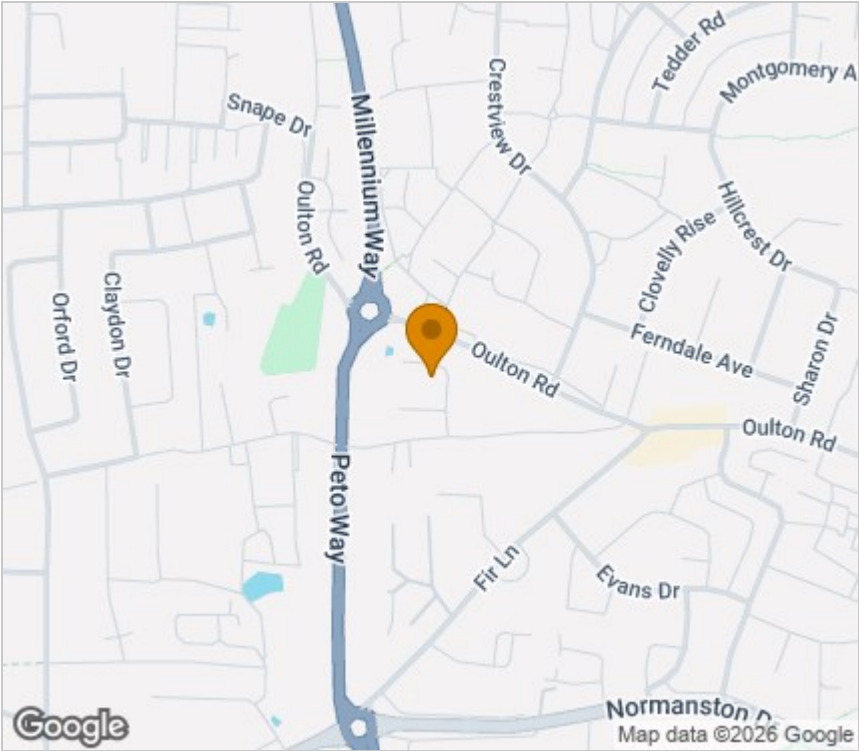


Viewing

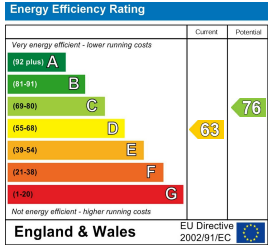
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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