



9 Millbank

Oulton Broad, Lowestoft, NR32 3HG

Asking Price £280,000





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Aldreds are delighted to offer this very well presented semi detached house situated in this very desirable North Oulton Broad location in a cul-de-sac just off Sands Lane. The current vendor has maintained the property to an excellent standard throughout with recent refurbishment works including a quality fitted kitchen, modern fitted floor coverings and tasteful neutral decorations throughout. Benefits also include uPVC double glazed windows and gas fired central heating. The accommodation includes an entrance hall, spacious lounge and an open plan kitchen/diner leading into a uPVC conservatory. On the first floor there is a galleried landing, three separate bedrooms and a family bathroom. Outside to the front there is a long driveway providing ample off road parking for a variety of vehicles, a brick built garage and fully enclosed lawned gardens to the rear. Within walking distance there are all of Oulton Broad's amenities, shops, bars and restaurants, the Broads National Park and railway station with direct links to Norwich City Centre. Early viewing is strongly recommended to appreciate this outstanding family home.

### Entrance Hall

Fitted carpet, uPVC entrance door, full length cloaks cupboard, radiator, power points, stairs raising to first floor.

### Lounge

12'3" x 13'5" (3.74 x 4.11)

Laminate flooring, coved ceiling, Georgian style uPVC window, radiator, power points, tv point.

### Kitchen/Diner

10'0" x 16'7" (3.07 x 5.08)

Laminate tiled flooring, a range of modern quality fitted kitchen units, extended work surfaces, tiled splashbacks, built in stainless steel oven with matching four burner gas hob, extraction cooker hood, double stainless steel sink with single drainer, recess for white goods including full length fridge/freezer, spotlighting, ample space for family size dining table and chairs, double aspect Georgian style uPVC windows, uPVC door leading to:-







### Conservatory

9'9" x 13'5" (2.99 x 4.10)

Laminate tiled flooring, polycarbonate roof, large aspect uPVC windows, radiator, power points, uPVC door leading out to rear garden, plumbing and recess for automatic dishwasher and tumble dryer.

### Central Galleried Landing

Power points, radiator, loft hatch leading to insulated loft space.

### Bedroom 1

10'3" x 12'1" (3.14 x 3.7)

Fitted carpet, coved ceiling, Georgian style uPVC window, radiator, power points, two full length built in wardrobes.

### Bedroom 2

10'0" x 9'0" (3.05 x 2.76)

Fitted carpet, coved ceiling, Georgian style uPVC window, radiator, power points, full length double fitted wardrobe

### Bedroom 3

7'4" x 7'2" (2.24 x 2.2)

Fitted carpet, coved ceiling, Georgian style uPVC window, radiator, power points.

### Bathroom

Fitted bathroom flooring, white bathroom suite comprising of a shower set over a panel bath, low level WC, pedestal sink, radiator, Georgian style uPVC window, extractor fan.



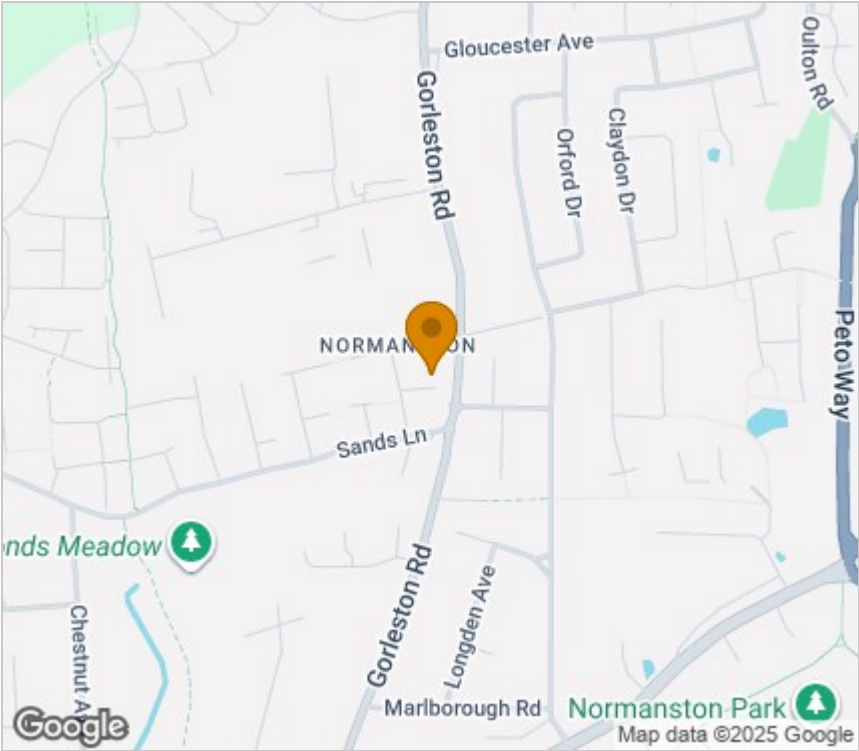
### Outside

To the front of the property there is an open plan well presented front garden with a long driveway providing ample off road parking leading to a brick built garage with up and over door, power points and lighting. Outside to the rear there is a fully enclosed lawned garden with a range of slate and shrub borders, patio seating area, all enclosed by high fencing with side gate leading to front driveway.

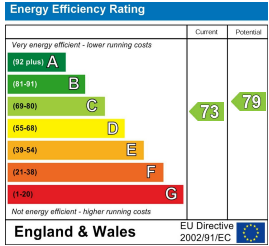
Floor Plan



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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