



## NEW BUILD Union Lane

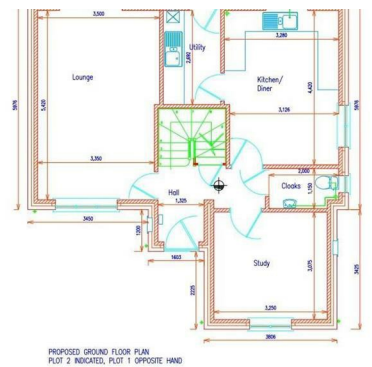
Oulton Village, Lowestoft, NR32 3AX

Asking Price £395,000



Aldreds are delighted to offer this brand new executive 4 bedroom detached house situated in the very desirable Oulton Village location. This quality built family home has a 10 year buildings guarantee and offers versatile accommodation including a wide entrance hall, front to back lounge, open plan kitchen diner, utility room, ground floor bedroom/study and gf WC. To the first floor, there is a central landing, 3 generous bedrooms (Master with ensuite) and a family bathroom. The buyer will have a choice from a selection of quality fitted Howdens kitchens which does have an 'upgrade' option if required.

To the outside of the property, there is a generous frontage with brick weave driveway providing ample car parking space which leads to an oversized brick built garage with electric up and over door, power points and lighting. To the rear of the property, there is a beautiful enclosed family garden. These quality built homes in this beautiful location RARELY become available offering outstanding value for money. Early viewing is advised \*\*\* LAST ONE AVAILABLE WITHIN THIS DEVELOPMENT \*\*\*



### Wide Entrance Hall

Sealed unit uPVC double glazed entrance door, central staircase leading to first floor, underfloor heating, power points

### Cloakroom

Underfloor heating, uPVC double glazed window, low level WC, wall mounted sink with tiled splashback

### Lounge 17'9" x 11'5" (5.42 x 3.5)

Bright and airy living space running from front to back of the property, underfloor heating, TV points, power points, double aspect uPVC double glazed windows, uPVC double glazed patio doors leading to rear garden

### Study/Bedroom 4 10'7" x 10'0" (3.25 x 3.07)

Underfloor heating, double aspect uPVC double glazed windows, power points

### Open Plan Kitchen/Diner 14'6" x 10'9" (4.42 x 3.28)

Double aspect uPVC double glazed windows, Choice of fitted kitchen with Neff integral appliances from Howdens ( upgrade available at cost ) underfloor heating, power points, extractor fan and downlights.

### Utility Room

Underfloor heating, recess and plumbing for white goods, fitted units from kitchen range, sink, extractor fan, double glazed door leading to rear garden

### First Floor

Landing with central galleried staircase, uPVC double glazed window

### Master Bedroom 17'8" x 10'11" (5.41 x 3.35)

Bright and airy bedroom space running from front to back of the property, TV point, power points, radiator, door leading to:

### Ensuite Shower Room

Large shower cubicle with mains fittings and two soakers; vanity unit with wash hand basin, mixer tap and drawers under; further vanity unit with wc with concealed push button cistern and storage cupboards; mirror; frosted window; heated towel rail; downlights. Full height shower boarding dropping to ½ height elsewhere.

### Bedroom 2 12'7" x 10'2" (3.85 x 3.12)

uPVC double glazed window, power points, TV point, radiator

### Bedroom 3 10'7" x 10'0" (max) (3.25 x 3.07 (max))

uPVC double glazed window, power points, TV point, radiator

### Family Bathroom

Vanity unit with wash hand basin, mixer tap and storage drawers; wc; bath with mixer tap; large shower cubicle with mains fittings and two soakers; mirror; heated towel rail; frosted window; downlights; extractor fan. Full height shower boarding dropping to ½ height elsewhere.

### Outside

Generous frontage with brick weave driveway leading to an oversized garage with electric up and over door and EV charging point. The rear has beautiful family space with patio seating and high fencing,

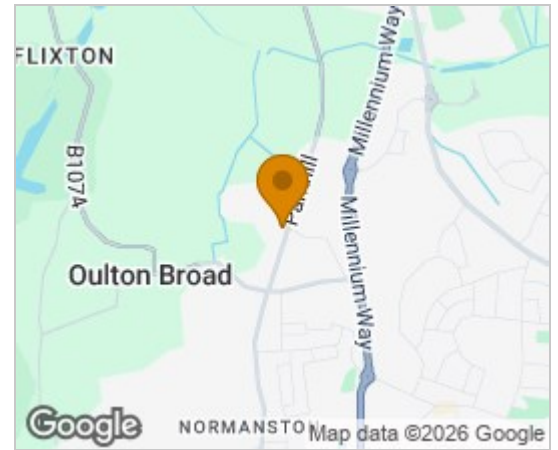
### Services

Mains water and drainage electric

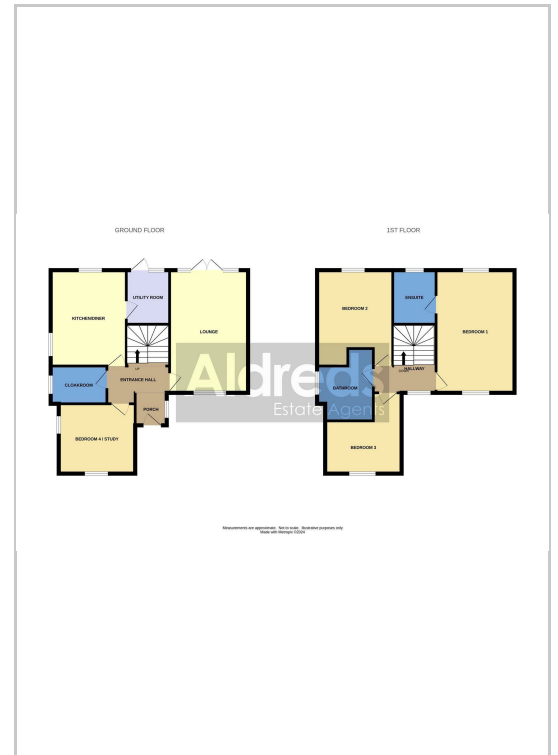
Council Tax - TBC

EPC predicted - B

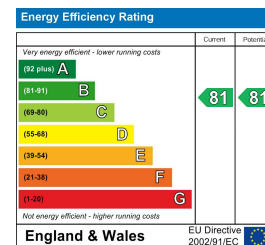
## Area Map



## Floor Plans



## Energy Efficiency Graph



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