



19 Orwell Drive

Oulton Broad, Lowestoft, NR32 4SL

Asking Price £325,000



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Aldreds are delighted to present this beautifully maintained and extended three-bedroom detached family home, ideally situated in the highly desirable North Oulton Broad area. This outstanding property offers spacious and versatile accommodation throughout. The ground floor features a welcoming wide entrance hall, a convenient cloakroom/W.C., and a generous lounge with double doors opening into a superb extended kitchen and dining area, creating an ideal space for modern family living and entertaining. The kitchen/dining area further leads into a fully heated conservatory/garden room with a pitched roof, providing additional living space with pleasant views of the garden. To the first floor, a central landing provides access to three well-proportioned bedrooms and a modern family bathroom. Externally, the property boasts a large frontage offering ample off-road parking for multiple vehicles or leisure vehicles, which leads to an oversized integral garage with an electric roller door. To the rear, there is a south- and west-facing wraparound garden, laid to lawn and complemented by two patio seating areas, ideal for outdoor dining and relaxation. Additional benefits include gas-fired central heating and uPVC double-glazed windows, doors, and conservatory. The property is conveniently located within walking distance of local amenities, a good bus service, and the beautiful surroundings of The Broads National Park. Family homes in this sought-after location rarely become available, and early viewing is strongly recommended to fully appreciate the excellent presentation, spacious extensions, and superb setting this home has to offer.

Wide Entrance Hall

Laminate flooring, radiator, large aspect Upvc window, Upvc entrance door, power points, flat plastered and coved ceiling, stairs leading on to the first floor.

Ground Floor W.C

Laminate tiled flooring, low level W.C, wall mounted sink, fully tiled walls, coved ceiling, radiator, Upvc window.

Lounge

17'11" x 11'0" (5.48 x 3.37)

Laminate flooring, flat plastered and coved ceiling, large aspect Upvc window, power points, radiator, T.V point, double doors leading into kitchen/diner.

Kitchen/Diner

20'11" x 12'9" (max) (6.4 x 3.9 (max))

Ceramic tiled flooring.

Kitchen Area - Range of modern fitted kitchen units with extended work surfaces, ceramic butler style sink with draining board, Upvc window, tiled splash backs, recess for all white goods including plumbing for a washing machine, full length walk in pantry cupboard.

Open Plan Dining Area- flat plastered and coved ceiling with inset spot lighting, ample space for family size dining table and chairs, radiator, power points, double doors leading out to the rear garden with further double doors leading on to the garden room/conservatory.





Conservatory

10'5" x 16'1" (3.2 x 4.91)

Ceramic tiled flooring, pitched self cleaning glass roof, large aspect Upvc windows, under floor heating, power points, T.V point, double patio doors leading out to the rear garden.

First Floor

Central landing with fitted carpet, Upvc window, radiator, power points, flat plastered and coved ceiling, loft access leading to insulated loft space.

Bedroom 1

10'10" x 10'11" (3.32 x 3.34)

Laminate flooring, Upvc window, radiator, power points, double fitted wardrobe.

Bedroom 2

12'7" x 7'8" (3.85 x 2.35)

Laminate flooring, power points, coved ceiling, Upvc window, radiator, double fitted wardrobe.

Bedroom 3

10'8" x 7'5" (3.27 x 2.27)

Laminate flooring, coved ceiling, double fitted wardrobe, radiator, power points, Upvc window.

Family Shower Room

Ceramic tiled flooring, modern shower suite comprising of a over sized fully tiled shower cubicle, low level W.C, pedestal sink, double aspect Upvc windows, heated towel rail, fully tiled walls, flat plastered ceiling with inset spot lighting.

Outside To the Front

There is a large lawned frontage and brick weave driveway which provides parking for a variety of cars or leisure vehicles that leads to an over sized garage with electric roller door, power points and lighting.

Outside To The Rear

There is a wraparound South and West facing garden, laid to lawn, timber and felt garden shed, brick weave patio seating area leading directly off the conservatory with a further patio seating area, which is all enclosed by high fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

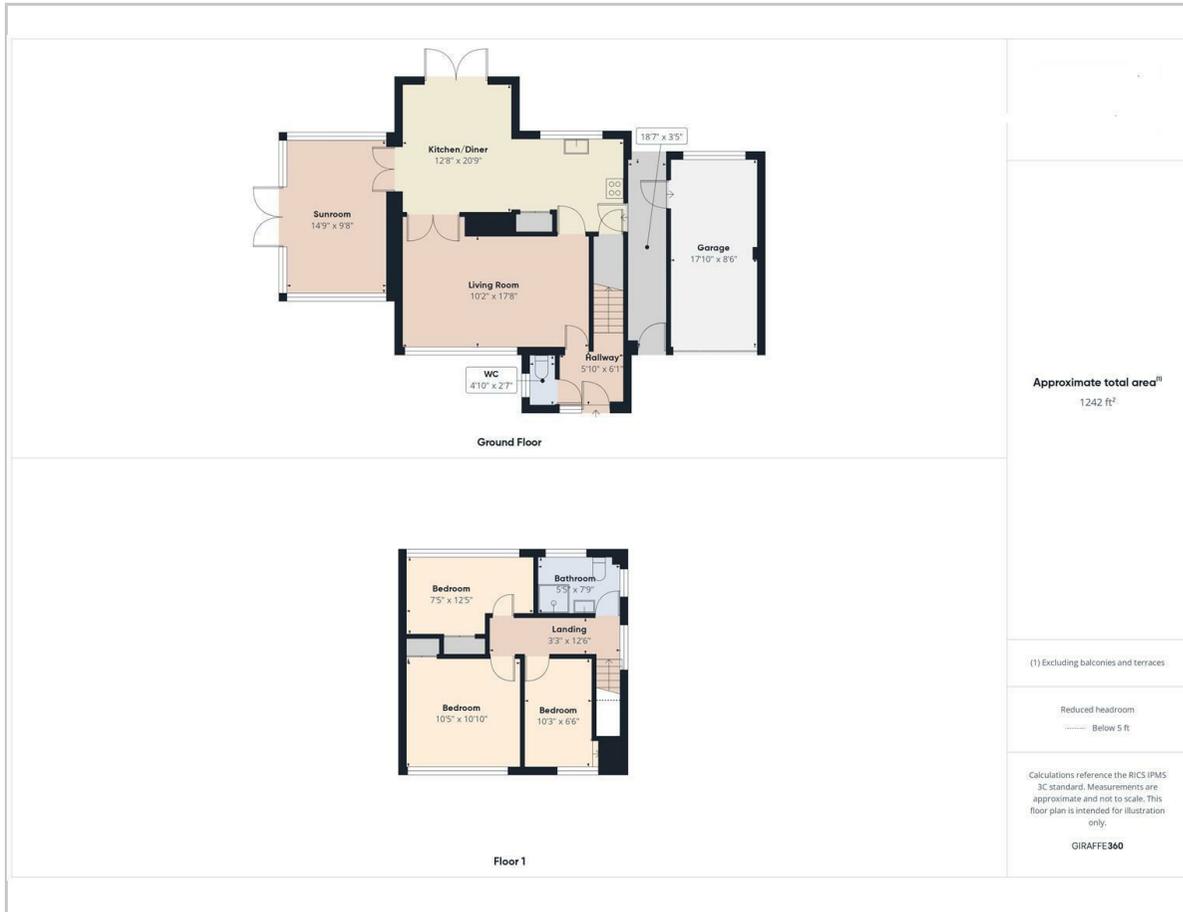
Council Tax

Band 'C'

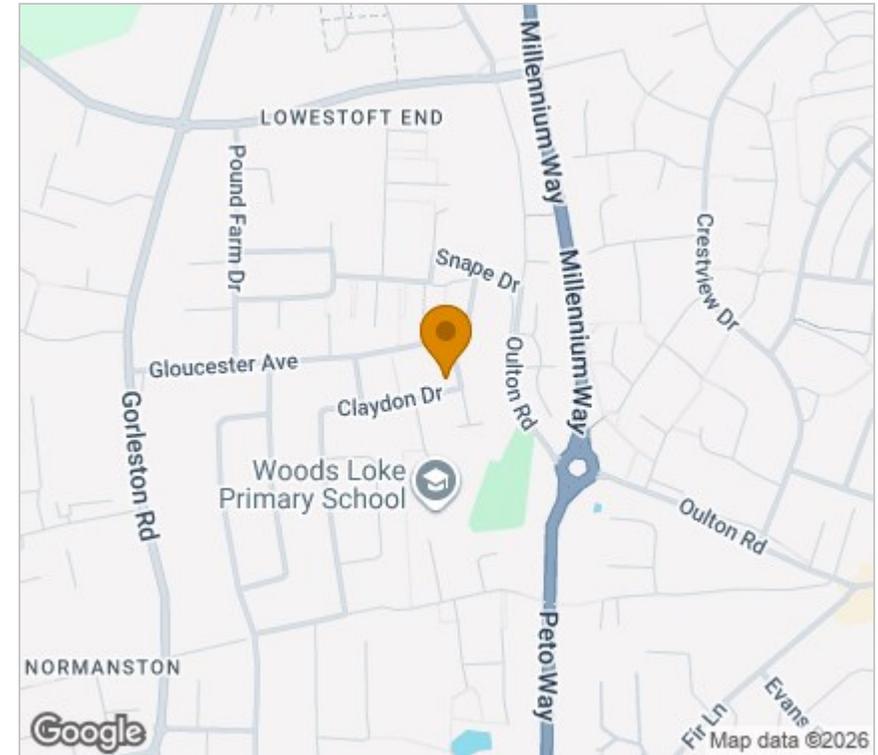
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Floor Plan



Area Map



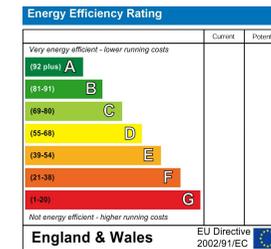
Viewing

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

Disclaimer

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Energy Efficiency Graph



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