

**Aldreds**  
Estate Agents



36 Orford Drive

Oulton Broad, Lowestoft, NR32 3DJ

Asking Price £220,000



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### 36 Orford Drive

Oulton Broad, Lowestoft, NR32 3DJ

Aldreds are delighted to present this three bedroom detached bungalow, ideally situated in the highly sought-after North Oulton Broad area. This superb home offers spacious accommodation and, while requiring some updating and redecoration, benefits from gas-fired central heating and uPVC double glazing throughout. The bright and airy interior features a wide entrance hall leading to a generous open-plan lounge/diner, a fitted kitchen, three bedrooms, and a shower room. Externally, the property has a lawned front garden and a long driveway providing ample off-road parking for multiple vehicles, along with a timber garage. To the rear, a fully enclosed west-facing lawned garden offers an ideal space to relax and enjoy afternoon and evening sunshine. The property is conveniently located within walking distance of local amenities, including access to the beautiful Broads National Park and railway stations offering direct links to Norwich city centre. Offered at a realistic asking price, early viewing is highly recommended to fully appreciate the potential this desirable home has to offer.

#### Wide Entrance Hall

Laminate flooring, large aspect uPVC windows, uPVC entrance door, radiator, loft access leading to insulated loft space.

#### Lounge/Diner

16'10" x 14'11" (5.15 x 4.57)

Fitted carpet, double aspect uPVC windows, power points, tv point, timber fireplace with cast iron log burner, radiator.

#### Kitchen

10'4" x 7'10" (3.15 x 2.4)

Vinyl flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, uPVC window, tiled splashbacks, recess for white goods, power points.

#### Bedroom 1

10'4" x 13'10" (3.15 x 4.22)

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





### Bedroom 2

10'11" x 12'5" (3.35 x 3.79)

Fitted carpet, uPVC window, radiator, power points.

### Bedroom 3

10'4" x 7'10" (3.16 x 2.41)

Fitted carpet, radiator, power points, uPVC window.

### Shower Room

Wet room style flooring, open plan shower cubicle, low level WC, pedestal sink, uPVC window, fully tiled walls, full length airing cupboard housing the modern energy efficient combination boiler.

### Outside

To the front of the property there is a lawned garden with a long driveway providing ample off road parking leading to a timber garage with double opening doors. Outside to the rear there is a fully enclosed west facing lawned garden with a very private side and rear aspect.

### Tenure And Services

Freehold

Council Tax Band C

Mains Gas Electric Drains And Water



## Floor Plan



## Viewing

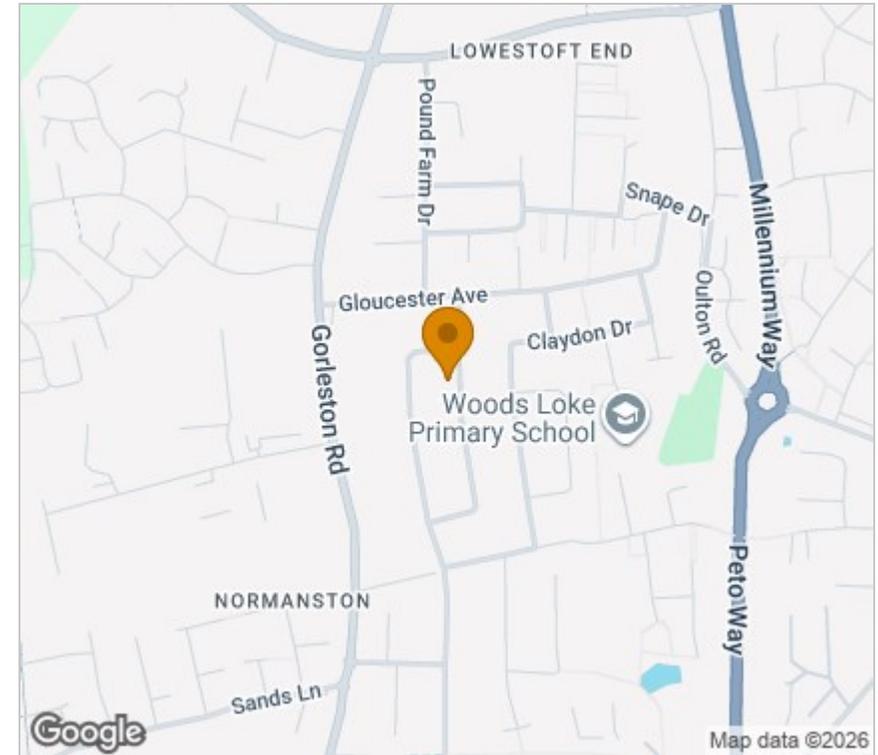
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

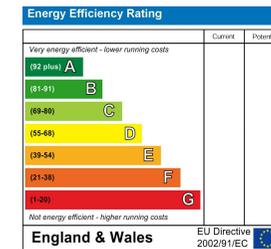
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## Area Map



## Energy Efficiency Graph



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