

Aldreds
Estate Agents



21 Whitton Close

Oulton Broad, Lowestoft, NR33 9RG

Asking Price £270,000



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Aldreds are delighted to offer this beautiful two-bedroom detached bungalow situated in the highly desirable South Oulton Broad location. This bungalow stands out from most in its class, benefiting from a large front driveway and a beautifully presented south-facing rear garden. The spacious internal accommodation includes a wide entrance hall, a generous lounge/diner leading into a conservatory, a modern open-plan fitted kitchen/diner, a utility room, an office, two double bedrooms, and a family bathroom. Additional benefits include gas-fired central heating with a modern combi boiler, updated electrics, and uPVC double-glazed windows. Set on the corner of a very quiet cul-de-sac, this is a rare opportunity to purchase such a desirable property, and early viewing is strongly recommended. **** NO CHAIN ****

Wide 'L' Shaped Entrance Hall

Fitted carpet, radiator, loft access leading to insulated loft space, full length cupboard housing the modern energy efficient boiler, power points.

Lounge/Diner

15'7" x 16'2" (4.75 x 4.94)

Fitted carpet, coved ceiling, uPVC bay window, fitted window blinds, radiator, power points, tv point, door leading to:-

Conservatory

8'11" x 7'11" (2.72 x 2.42)

Ceramic tiled flooring, large aspect windows overlooking the rear garden, polycarbonate roof, uPVC door leading to rear garden.

Kitchen/Diner

13'11" x 13'5" (max) (4.25 x 4.09 (max))

Kitchen Area:

Timber effect vinyl flooring, a full range of modern white fitted kitchen units, extended work surfaces, gas cooker point (gas cooker included), enclosed extraction cooker hood, integrated fridge, tiled splashbacks, power points, composite sink with single drainer, spotlighting.

Dining Area:

Timber effect vinyl flooring, large aspect uPVC windows, spotlighting, uPVC door leading out to rear garden.





Utility Room

Ceramic tiled flooring, plumbing for a washing machine.

Office

8'7" x 7'10" (2.63 x 2.41)

Radiator, power points, internal door leading to garage.

Bathroom

Ceramic tiled flooring, shower set over an oversized corner bath, low level WC, vanity sink unit, fully tiled walls, uPVC window, radiator, heated towel rail.

Bedroom 1

13'10" x 9'4" (4.24 x 2.86)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, double fitted wardrobe.

Bedroom 2

13'10" x 6'5" (4.24 x 1.98)

Fitted carpet, uPVC window, radiator, power points, tv point, full length cupboard/wardrobe.



Outside

To the front of the property there is a large brick weave frontage providing parking for a variety of cars or leisure vehicles leading to an integral garage, a range of ornamental stone borders & high shrubs. Outside to the rear there is a beautifully presented South facing garden which is laid to artificial grass with two raised decked seating areas, patio seating area, along with a timber pergola surround, timber and felt garden shed, all enclosed by high fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band 'B'

Ref: L2481/10/25

Floor Plan



Viewing

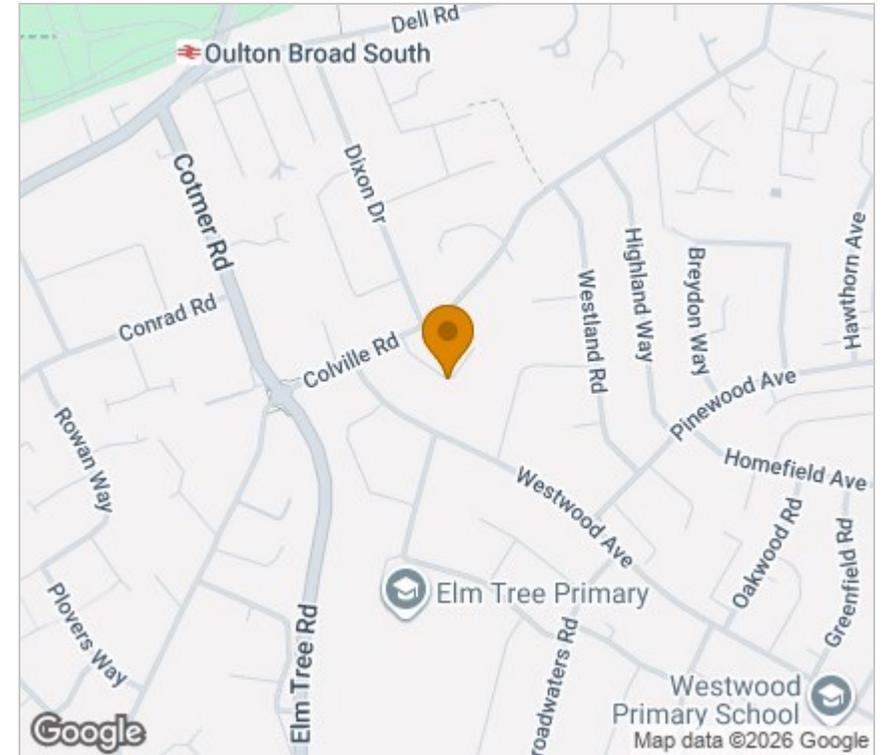
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

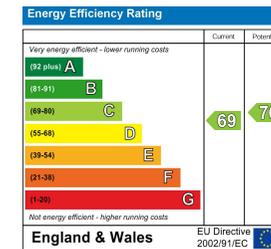
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Area Map



Energy Efficiency Graph



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