



98 Clarkson Road  
Oulton Broad, Lowestoft, NR32 3NX  
Offers Over £239,995



# 98 Clarkson Road

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Aldreds are delighted to offer this spacious 3 separate bedoomed property situated in the heart of Oulton Broad being within walking distance of The Broads National Park and yacht club. This superb property is presented to an immaculate standard throughout with quality fixtures and fittings and offers versatile spacious accommodation including a lounge, open plan kitchen/dining area, ground floor W.C & utility room. To the first floor there is a full size landing creating 3 separate bedrooms and a separate family bathroom. To the outside of the property there is a spacious lawned family garden and further to the rear there is a driveway providing off road parking for 2 vehicles. Early viewing is strongly recommended to appreciate this outstanding family house.

## Entrance Hall

Fitted carpet, stairs off to the first floor, Upvc entrance door.

## Lounge

11'8" x 11'10" (3.58 x 3.63)

Laminate flooring, coved ceiling, Upvc bay window, radiator, power points, T.V point, modern fireplace with inset living flame electric fire.

## Dining Room

12'2" x 11'11" (3.73 x 3.65)

Laminate flooring, coved ceiling, Upvc window, radiator, full length walk in under stair cupboard, ample space for family size dining table and chairs, wide opening leading to open plan kitchen.

## Kitchen

12'2" x 9'6" (3.72 x 2.92)

Ceramic tiled flooring, range of modern quality fitted kitchen units, extended timber effect work surfaces, built in electric oven with matching four burner gas hob, stainless steel extraction cooker hood, tiled splash backs, recess for all white goods including plumbing for washing machine & dishwasher, power points, double butler style ceramic sink with single drainer, double aspect Upvc windows, wide opening leading to open plan dining room.

## Utility Room

Ceramic tiled flooring, Upvc door leading to rear garden, roll top work surface, recess for white goods including plumbing for a washing machine, wall mounted modern energy efficient combination gas boiler, radiator.

## Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, pedestal sink with tiled splash backs, Upvc window.





### First Floor

Full size landing with creates 3 separate bedrooms and a separate bathroom, split level landing with fitted carpet, inset spot lighting, radiator, coved ceiling, loft access leading to insulated loft space with pull down ladder.

### Bedroom 1

11'7" x 13'8" (3.55 x 4.19)

Fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, full length walk in wardrobe, T.V point.

### Bedroom 2

10'7" x 12'2" (3.23 x 3.71)

Fitted carpet, coved ceiling, Upvc window, power points, radiator.

### Bedroom 3

10'7" x 9'4" (3.24 x 2.85)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.

### Family Bathroom

Laminate tiled flooring, quality fitted bathroom suite comprising of a jacuzzi over size bath with shower over enclosed by curved glass screen door, wall mounted vanity sink unit, low level W.C, fully tiled walls, extractor fan, inset spot lighting, Upvc window, towel rail.

### Tenure And Services

Freehold

Mains Electric Gas Water And Drains

Council Tax Band - B

### Outside To The Front

There is an enclosed front garden with side footpath leading to front door.

### Outside To The Rear

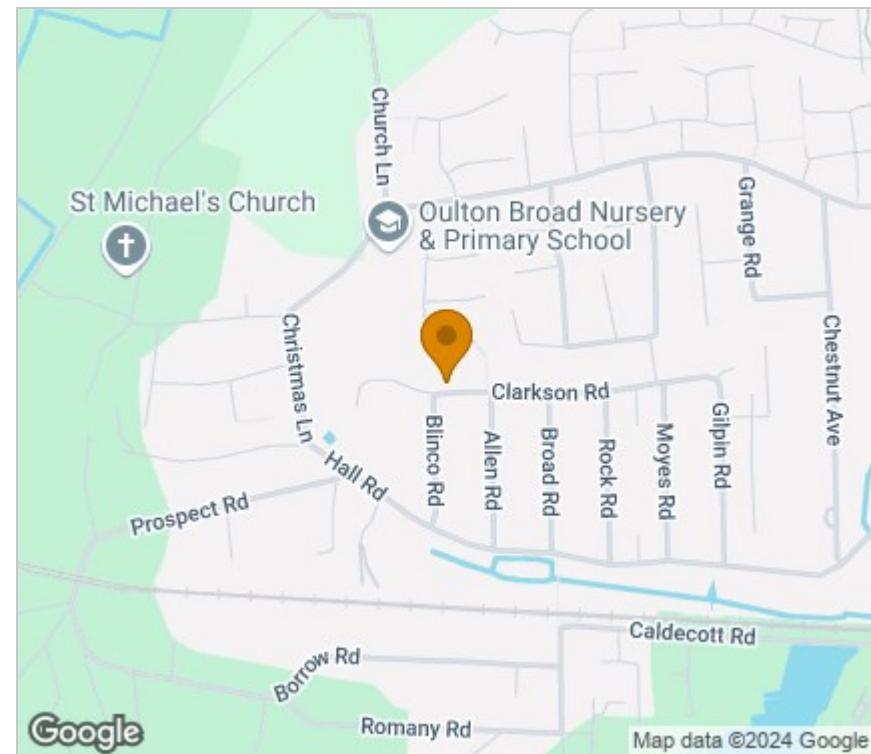
There is a beautifully presented lawned garden with raised decked seating area, full range of flower and shrub borders, enclosed by high timber fencing and further to the rear there are double gates leading to a rear driveway which provides off road parking for 2 cars or leisure vehicles. This does provide space for opportunity for a garage to be built subject to the appropriate planning permissions.



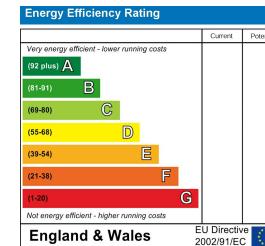
## Floor Plan



## 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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