

Aldreds
Estate Agents



8 Tunstall Drive

Oulton Broad, Lowestoft, NR32 4RN

Asking Price £230,000



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Aldreds are pleased to offer this beautifully presented three bedroom detached bungalow, ideally located in the highly sought after area of Oulton Broad. Within easy walking distance of local amenities, the Broads National Park, and the railway station with direct links to Norwich city centre, the property offers both convenience and lifestyle appeal. The home is finished to a high standard throughout, featuring a modern fitted kitchen and bathroom, gas central heating powered by an energy efficient combination boiler, and tasteful neutral décor complemented by contemporary flooring. Outside, the property benefits from a generous driveway to the front providing ample off road parking which leads to a brick built garage. To the rear, there is a private, enclosed garden with a sunny aspect. Homes of this quality in such a desirable location, especially at a realistic asking price, are rarely available. Offered with no onward chain, early viewing is highly recommended.

Wide 'L' Shaped Entrance Hall

Luxury vinyl flooring, coved ceiling, radiator, double width storage cupboard, spotlighting, loft access leading to insulated loft space.

Lounge

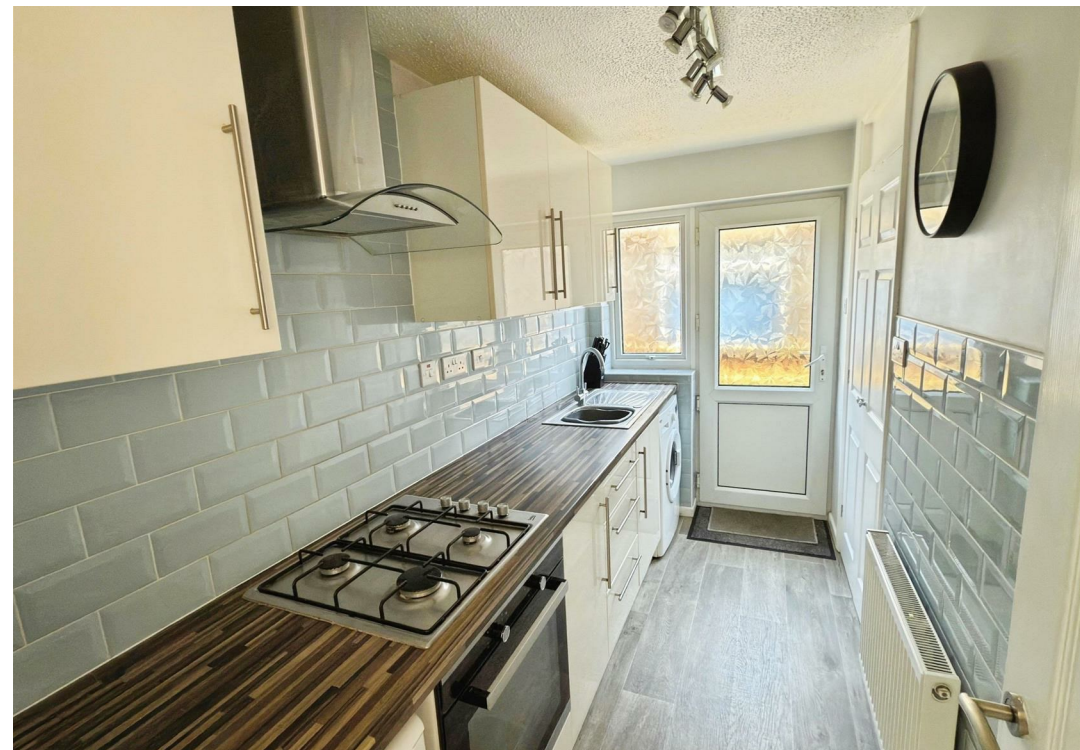
11'9" x 13'10" (3.6 x 4.24)

Fitted carpet, large aspect uPVC window, radiator, power points, tv point, coved ceiling.

Kitchen

11'6" x 5'0" (3.53 x 1.53)

Luxury vinyl flooring, a range of modern fitted kitchen units with extended work surfaces, built-in electric oven with matching four burner gas hob, stainless steel extraction cooker hood, tiled splashbacks, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, two full length storage cupboards, one is a pantry cupboard and the second houses the modern energy efficient combination boiler.





Bathroom

Timber effect vinyl flooring, modern bathroom suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level WC, full length heated towel rail, part tiled walls, radiator.

Bedroom 1

9'2" x 10'6" (2.8 x 3.22)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full length fitted wardrobe with sliding doors.

Bedroom 2

11'0" x 8'11" (3.37 x 2.72)

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

Bedroom 3

9'8" x 8'10" (2.97 x 2.71)

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



Outside

To the front of the property is a well presented frontage which is laid to lawn, driveway providing ample off road parking for a variety of vehicles leading to a brick built garage with up & over door, power points and lighting. Outside to the rear there is a lawned garden with a range of specimen flower and shrub borders, rear patio seating area, timber and felt garden shed, side access door leading to garage, all enclosed by high timber fencing with a very private side and rear aspect.

Tenure And Services

Council Tax Band B

Freehold

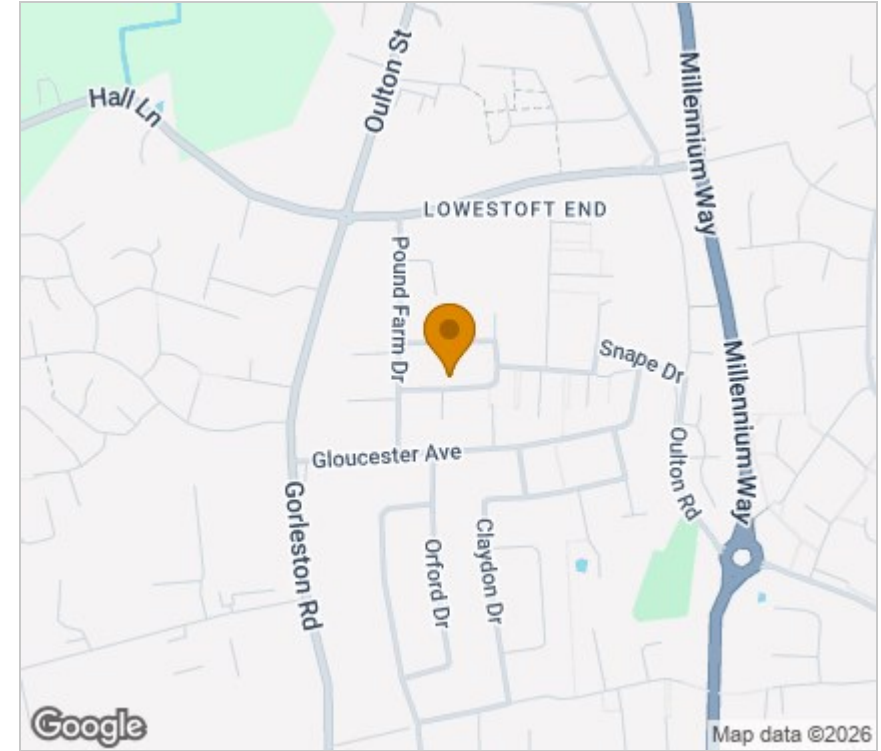
Mains Gas Electric Drains And Water

Ref: L2610/05/26

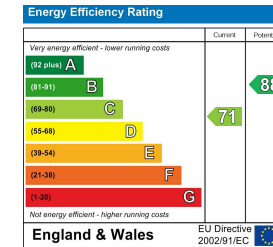
Floor Plan



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.

Disclaimer

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143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA