



Aldreds
Estate Agents

30 Westland Road

South Oulton Broad, Lowestoft, NR33 9AB

Asking Price £400,000



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Aldreds are delighted to offer this high specification, modern three/four bedroom detached family home, situated in the highly desirable area of South Oulton Broad. Ideally positioned within walking distance of local shops, schools and the railway station, which provides direct links to Norwich city centre, this impressive property has been renovated throughout to an exceptionally high standard, offering stylish and versatile accommodation. The ground floor comprises a welcoming entrance hall, a generous lounge, separate dining room/bedroom four, a contemporary fitted kitchen and a modern ground floor shower room. To the first floor, the landing provides ample storage and leads to three well proportioned bedrooms, together with a stylish contemporary family bathroom. Adding further appeal, the property benefits from approved planning permission for an extension, providing the opportunity to create an additional reception room, utility room, further bedroom and ensuite, subject to the approved plans and any necessary requirements. Externally, the front of the property features a spacious driveway providing ample off road parking, leading to a detached, oversized garage. The garage offers excellent potential for conversion into a self contained annex or home studio, subject to the necessary planning consents. To the rear is a beautifully presented garden, providing an attractive and private outdoor space ideal for family life and entertaining. Properties of this calibre and versatility rarely become available in such a sought after location. An early viewing is highly recommended to fully appreciate the exceptional standard, generous accommodation and further potential this stunning family home has to offer.

Entrance Hall

Composite entrance door, Karndean flooring, flat plastered ceiling, full length storage cupboards, radiator, power points.

Lounge

18'0" x 14'2" (5.49 x 4.32)

Fitted carpet, flat plastered ceiling with inset spotlighting, uPVC window, radiator, power points, TV point, wall mounted living flame electric fire.

Kitchen

17'7" x 7'9" (5.36 x 2.37)

Karndean flooring, flat plastered ceiling, a full range of modern fitted kitchen units with timber effect work surfaces, space for Range cooker, extraction cooker hood, recess and plumbing for dishwasher and washing machine, space for American style fridge/freezer, ceramic Butler style sink, integrated wine cooler, full length feature radiator, uPVC window, uPVC door leading out to rear garden.

Dining Room/Bedroom 4

10'2" x 8'7" (3.10 x 2.62)

Karndean flooring, uPVC window, radiator, power points, full length storage cupboard.

Ground Floor Shower Room

6'4" 5'0" (1.94 x 1.54)

Karndean flooring, shower cubicle enclosed by curved glass screen doors with Aquaboard splashbacks, low level WC with enclosed cistern, vanity sink unit, heated towel rail, uPVC window, extractor fan.





Landing

Fitted carpet, flat plastered ceiling, radiator.

Bedroom 1

14'6" x 11'1" (4.44 x 3.38)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.

Bedroom 2

12'11" x 11'6" (3.94 x 3.53)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points, door leading to eaves storage.

Bedroom 3

11'0" x 8'5" (3.36 x 2.57)

Fitted carpet, uPVC window, power points, radiator, door leading to eaves storage.

Family Bathroom

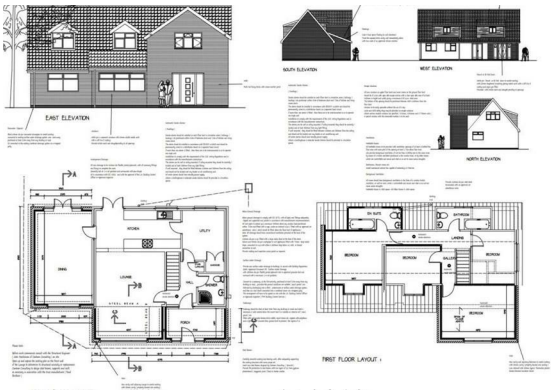
11'4 x 4'2 (3.45m x 1.27m)

Karndean flooring, bathroom suite comprising of a low level WC with enclosed cistern, vanity sink unit, panel bath with glass screen, Aquaboard splashbacks, heated towel rail, uPVC window, inset spotlighting.

Garage

21'4" x 9'3" (6.52 x 2.82)

Detached brick built garage with up and over door, power points, lighting, window.



Outside

Outside to the front there is a spacious driveway providing ample off road parking for a variety of vehicles, which leads to an oversized detached garage with up and over door, power points and lighting. To the rear of the property there is a private garden mainly laid to lawn, patio seating areas ideal for bistro style dining, space for shed and greenhouse, allotment area, a range of flowers, trees and shrubs, all enclosed by high timber fencing.

Tenure

Freehold

Services

Mains water, gas, electricity, drainage.

Council Tax

East Suffolk Council Band 'C'

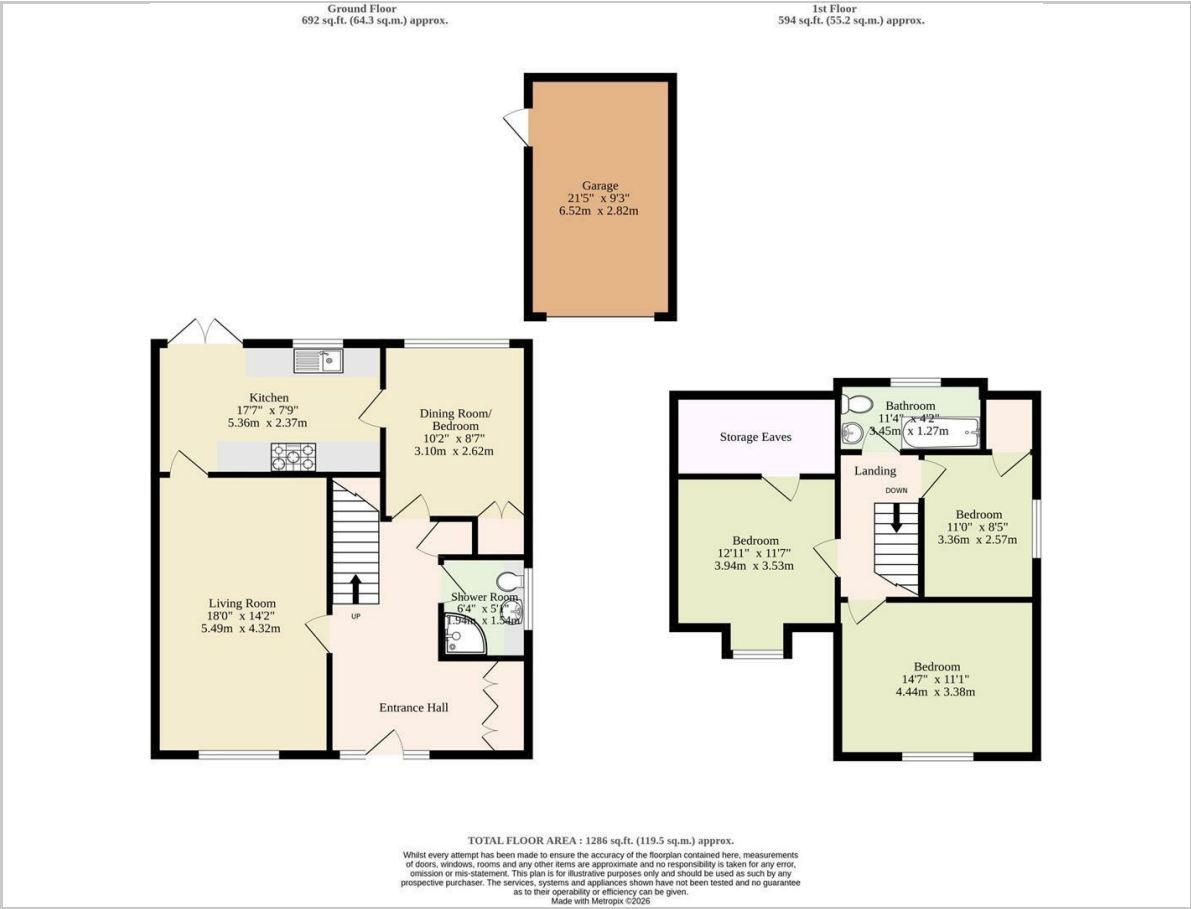
Planning Permission Reference

DC/19/0182/FUL

Ref: L2673/08/26



Floor Plan

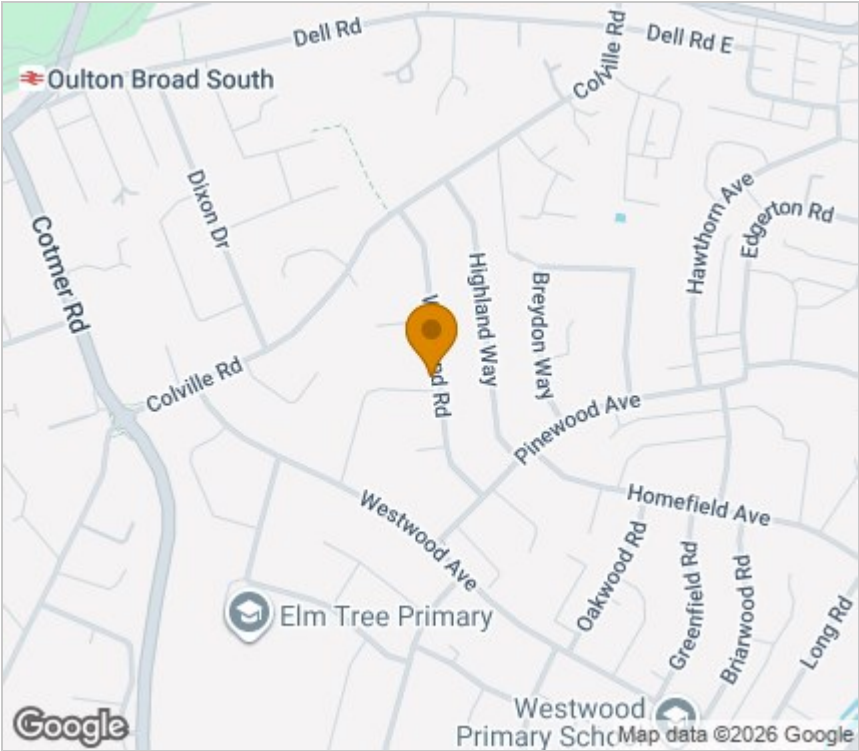


Viewing

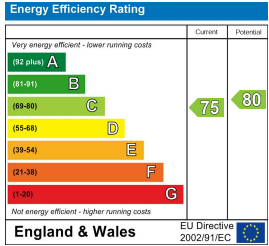
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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