

**Aldreds**  
Estate Agents



31 Clifford Drive  
Oulton Broad, Lowestoft, NR33 9EX

Asking Price £225,000





## 31 Clifford Drive

Oulton Broad, Lowestoft, NR33 9EX

Aldreds are delighted to offer this beautifully presented two-bedroom detached bungalow, pleasantly situated in this highly desirable South Oulton Broad location. The property is conveniently positioned within walking distance of local shops, amenities and a regular bus service. The well-planned and versatile accommodation comprises an entrance hall, an open-plan lounge/diner, a fitted kitchen, inner hallway, two double bedrooms and a modern fitted shower room. Externally, the property boasts a generous frontage providing ample off-road parking for a variety of vehicles. To the rear is a fully enclosed, non-overlooked, south-facing lawned garden, ideal for enjoying privacy and sunshine throughout the day. Further benefits include uPVC double-glazed windows and gas-fired central heating. Properties in this sought-after location rarely become available, and early internal viewing is strongly recommended.

### Entrance Porch

uPVC entrance door, large aspect uPVC window, fitted carpet, fitted cloaks cupboard, low level cupboard.

### Lounge/Diner

17'1" x 12'8" (5.23 x 3.87)

Fitted carpet, coved ceiling, double aspect uPVC windows, power points, tv point, fireplace with inset living flame gas fire, radiator, ample space for family size dining table and chairs.

### Kitchen

8'4" x 9'6" (2.55 x 2.92)

Tile effect vinyl flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, recess for white goods including plumbing for a washing machine, power points, radiator, uPVC window, uPVC door leading out to rear garden.

### Inner Hallway

Fitted carpet, loft access leading to insulated loft space.







### Bedroom 1

9'7" x 12'0" (2.93 x 3.68)

Fitted carpet, double aspect uPVC windows, power points, tv point, radiator, full length fitted cupboard which houses the hot water tank.

### Bedroom 2

9'0" x 11'6" (2.75 x 3.53)

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

### Shower Room

Laminate flooring, modern shower suite comprising a double width shower cubicle enclosed by a glass screen, vanity sink unit, low level WC with enclosed cistern, full length heated towel rail, uPVC window, fully tiled walls.

### Outside

To the front of the property there is a beautifully presented lawned garden with a range of shrub borders, a long driveway providing ample off road parking for a variety of vehicles leading to a detached brick built garage with up and over door, power points & lighting. To the rear there is a beautifully presented South facing lawned garden with a range of specimen flower and shrub borders, patio seating area, side gate leading to front driveway, all enclosed by high fencing with a very private side and rear aspect.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

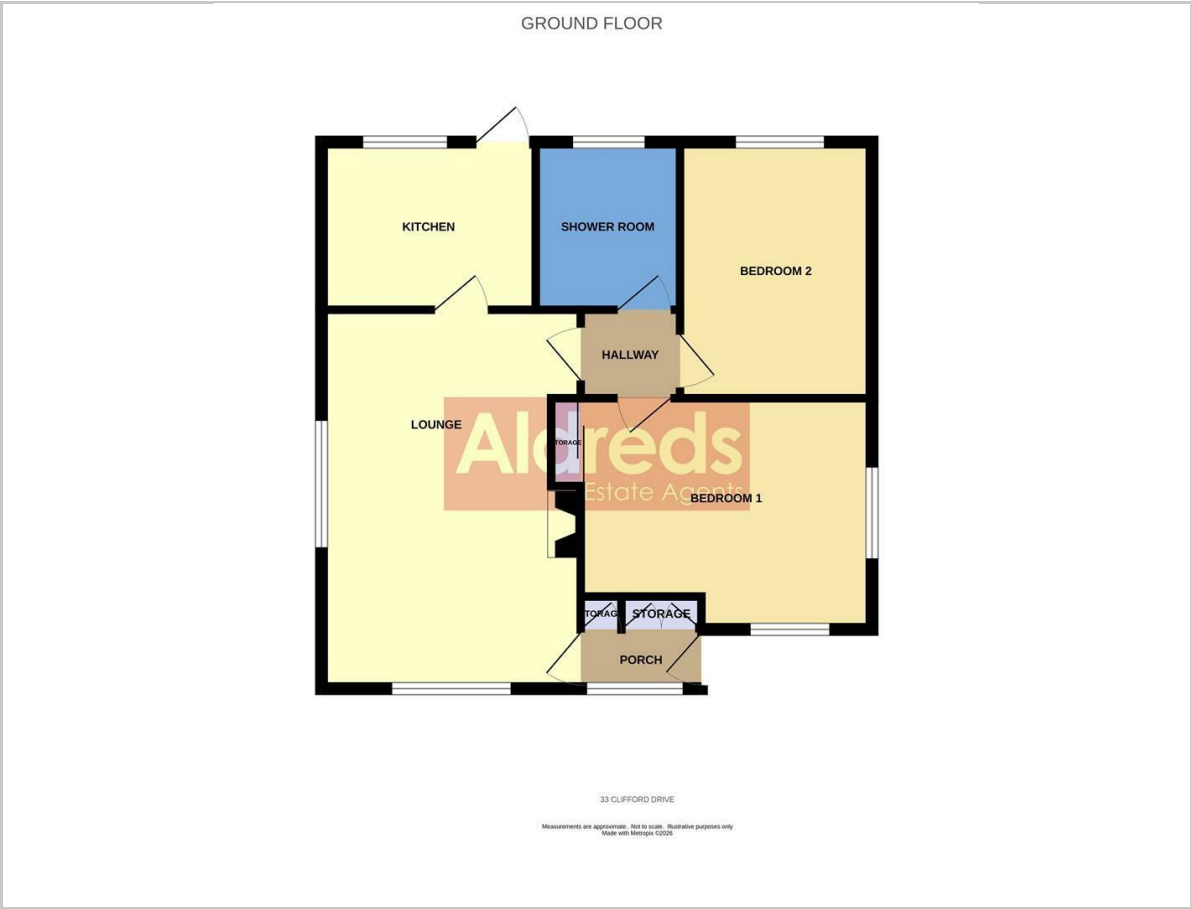
### Council Tax

Band 'C'

Ref: L2544/02/26



Floor Plan

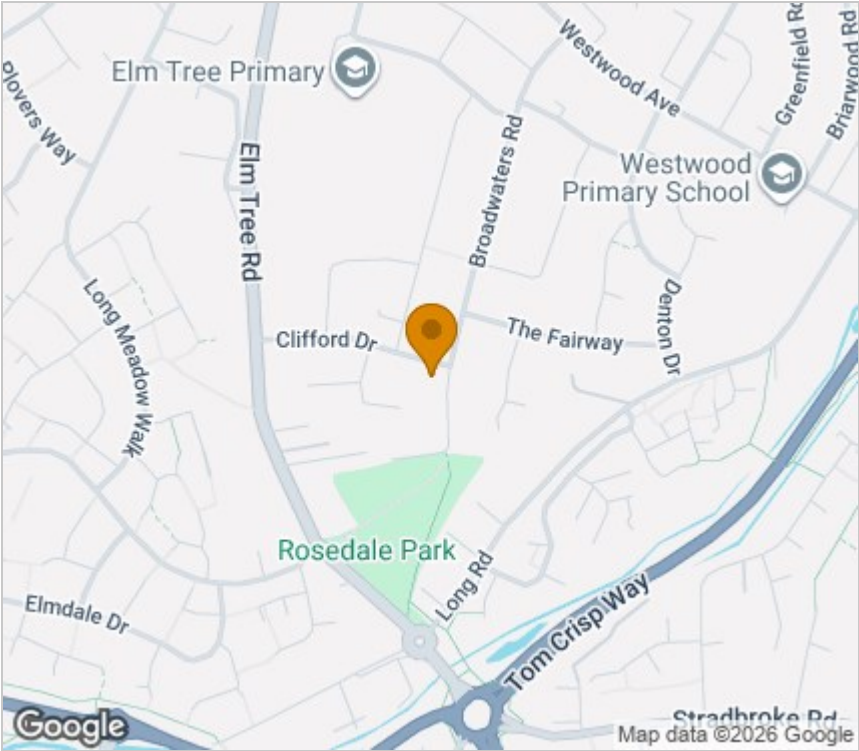


Viewing

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

