

Aldreds
Estate Agents



26 Highgrove Close

Oulton Broad, Lowestoft, NR32 2RG

Asking Price £170,000



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Aldreds are delighted to present this immaculate two bedroom park home, set within one of the most sought after residential parks in the Lowestoft area. This beautifully renovated property has been finished to an exceptional standard, with no expense spared. It features high quality fixtures and fittings throughout, including a modern fitted kitchen, a stylish shower room, and tasteful neutral décor. The spacious accommodation comprises a generous lounge, dining room, contemporary kitchen, two well proportioned bedrooms, and a family shower room. Ideally located within walking distance of local amenities, schools, and Normanston Park, the home offers both convenience and a peaceful residential setting. Exclusively available to those aged 55 and over, this stunning, move-in-ready property represents excellent value and would be perfect for those looking to downsize or enjoy retirement living. Opportunities to purchase homes of this quality are rare, so early viewing is highly recommended.

Entrance Porch

uPVC entrance door, uPVC window, LVT flooring, space for tumble dryer, power points.

Lounge

19'1" x 11'6" (5.84 x 3.53)

Fitted carpet, bay fronted uPVC windows, power points, radiator, wall lights.

Kitchen

13'2" x 9'3" (4.02 x 2.82)

LVT flooring, a full range of white high gloss kitchen units with marble effect work surfaces, stainless steel sink, eye level built in electric oven, electric hob, integrated microwave, extraction cooker hood, space for fridge/freezer, full length pantry cupboard, plumbing for a washing machine, radiator, power points, uPVC window.

Dining Room

9'8" x 8'7" (2.96 x 2.62)

Fitted carpet, uPVC door leading to rear garden, spotlighting, radiator, tv point.

Bedroom 1

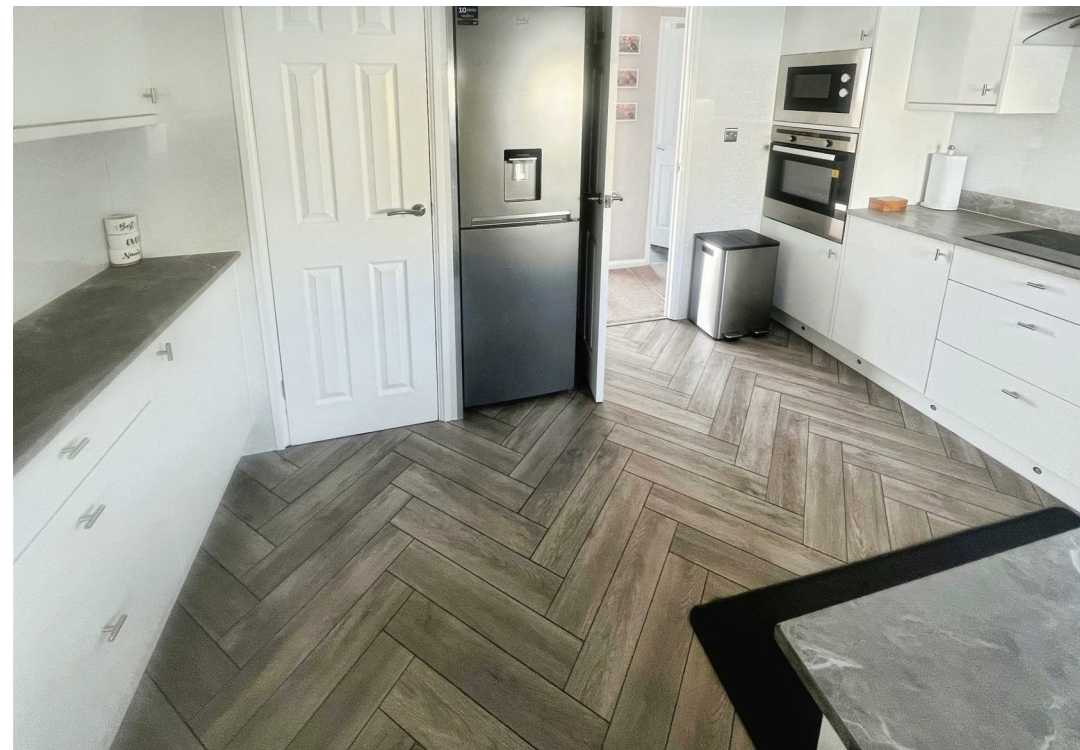
10'8" x 9'3" (3.27 x 2.84)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 2

9'8" x 9'7" (2.97 x 2.93)

Fitted carpet, full length wardrobe, radiator, power point, uPVC window.





Shower Room

LVT flooring, a white shower suite comprising a double open plan shower cubicle with rainfall shower head, low level WC, hand basin, part tiled walls, aquaboard splashbacks, uPVC opaque window, heated towel rail, shavers socket.

Outside

To the front of the property there is a decorative gravel driveway providing ample off road parking, footpath leading to steps up to the front door, outside light, all enclosed by low level timber fencing. To the side of the property there is a gate leading to the rear garden. Outside to the rear is a garden laid to lawn with patio seating area, flower and shrub borders, large metal shed, outside tap, all enclosed by high level timber fencing with a very private rear and side aspect.

Agents Note

The vendor is willing to include all fitted blinds in the asking price.

Tenure & Charges

Leasehold. 96 years remaining.
Ground rent is £157 per month.

12 month residency. The property is available to 55's and over.

Services

Mains gas, electricity, water and drainage.

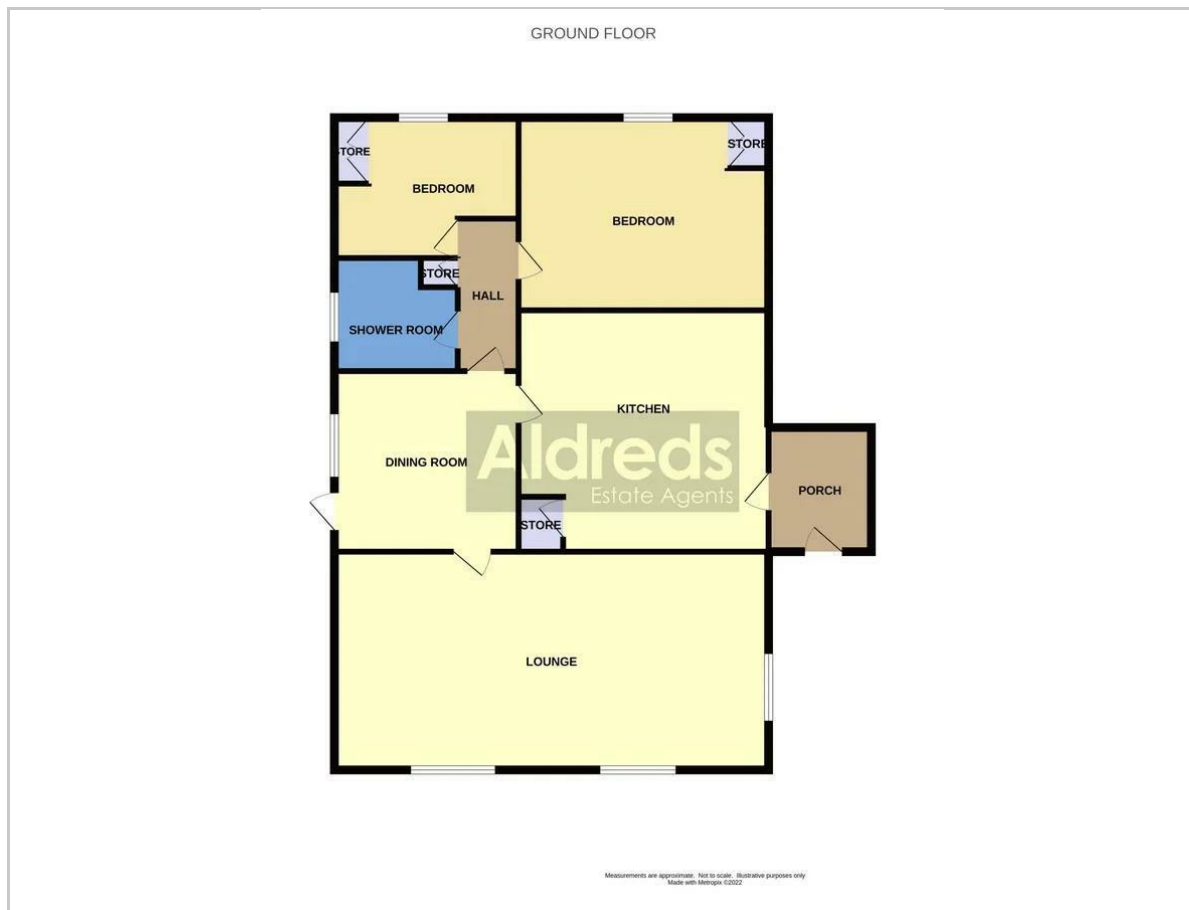
Council Tax

Band 'A'

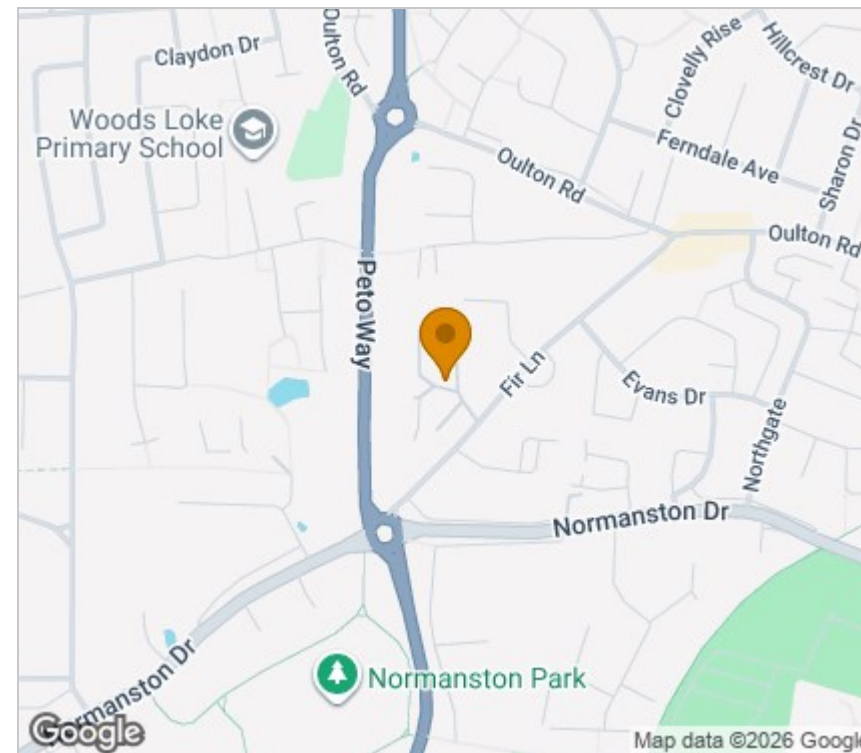
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Floor Plan



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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