

**Aldreds**  
Estate Agents



30 Rowan Way

Oulton Broad, Lowestoft, NR33 8PS

Asking Price £280,000



## 30 Rowan Way

Oulton Broad, Lowestoft, NR33 8PS

This spacious three-bedroom detached home is ideally located in the highly sought-after area of South Oulton Broad, within easy walking distance of Carlton Marshes and a range of local amenities. The property offers versatile and well-proportioned accommodation, beginning with an entrance area that leads into an impressive, wide entrance hall. The ground floor features a W.C., a generous open-plan kitchen/diner, a separate formal dining room opening into a bright conservatory, and a comfortable sitting room—perfect for family living and entertaining. Upstairs, a central landing provides access to three spacious bedrooms, a modern shower room, and a separate W.C. Outside, the property benefits from a double-width driveway and garage, offering ample off-road parking. The rear garden is beautifully maintained, mainly laid to lawn with a patio seating area, and enjoys a high degree of privacy with secluded side and rear aspects. Additional features include uPVC double glazing and gas-fired central heating. Offered at a realistic asking price and with no onward chain, early viewing is highly recommended.

### Wide Entrance Hall

Fitted carpet, large aspect Upvc window, composite sealed unit double glazed entrance door, feature galleried stair case leading off to the first floor, radiator, under stair storage cupboard.

### Cloakroom

Laminate flooring, cloakroom suite comprising of a low level W.C., pedestal sink with tiled splash back, Upvc window, radiator.

### Kitchen/Breakfast Room

14'9" x 11'9" (4.51 x 3.59)

Ceramic tiled flooring, range of modern fitted kitchen units, extended work surfaces, integral Bosch dishwasher, eye level double AEG oven with matching AEG ceramic hob, stainless steel sink with single drainer, power points, recess and plumbing for washing machine, recess for full length fridge/freezer, under unit lighting, flat plastered ceiling with inset spot lights, stainless steel extraction cooker hood, double aspect Upvc windows, Upvc door leading out to the side garden, full length airing cupboard, T.V point and ample space for dining table and chairs.

### Dining Room

14'4" x 13'10" (4.39 x 4.23)

Fitted carpet, coved ceiling, double aspect Upvc windows including Upvc patio doors leading to the conservatory, power points, modern fireplace with living flame gas fire, radiator, wide opening leading to the sitting room.

### Sitting Room

15'11" x 13'5"(max) (4.87 x 4.11(max))

Fitted carpet, coved ceiling, double aspect Upvc windows including Upvc patio doors leading out to the rear garden, power points, T.V point and radiator.





### Upvc Conservatory 9'8" x 9'10" (2.96 x 3.0)

Ceramic tiled flooring, pitched poly carbonate roof, large aspect Upvc windows, double patio doors leading out to the rear garden.

### First Floor

Central landing, fitted carpet, power points.

### Bedroom 1

13'11" x 10'5" (4.26 x 3.18)

Fitted carpet, coved ceiling, power points, T.V point, Upvc window, radiator.

### Bedroom 2

10'9" x 10'11" (3.28 x 3.35)

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

### Bedroom 3

10'7" x 5'10" (3.23 x 1.8)

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

### Shower Room

Laminate tiled flooring, modern shower suite comprising of a double width shower cubicle with aqua board splash backs, vanity sink unit, full length heated towel rail, Upvc window, flat plastered ceiling, inset spot lighting.

### Separate W.C

Ceramic tiled flooring, radiator, low level W.C, Upvc window, tiled splash backs.

### Outside To The Front

There is an enclosed lawned garden with brick weave double width driveway providing ample off road parking which leads to the garage which is all enclosed by low level shrubs.

### Outside To The Rear

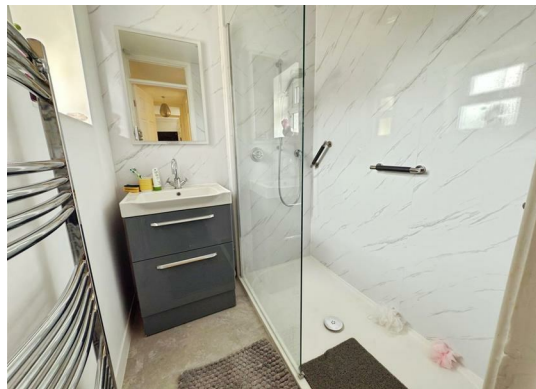
There is a sizable lawned garden with a full range of specimen flower and shrub borders, brick weave/patio seating area, timber and felt summer house, timber and felt garden shed. A very private rear and side aspect which is all enclosed by high fencing.

### Tenure And Services

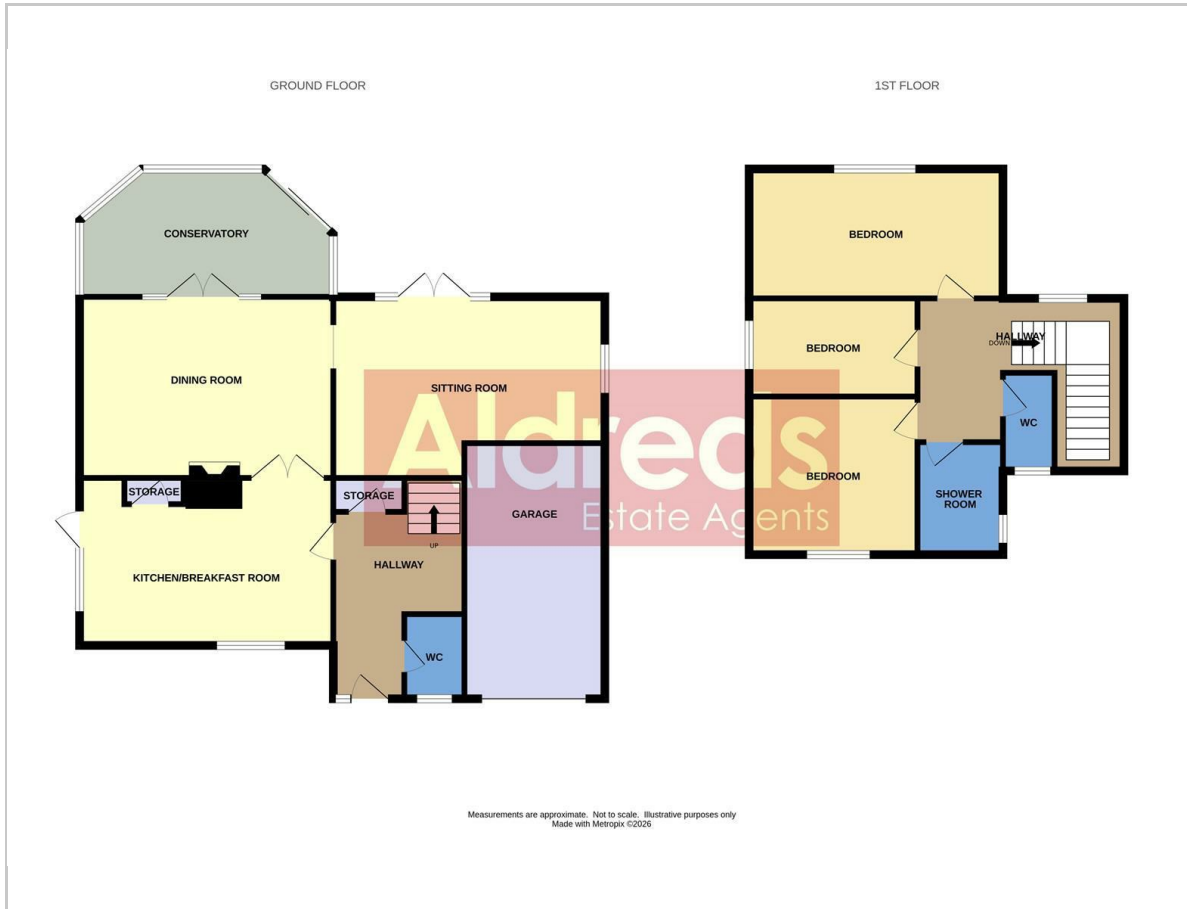
Freehold

Council Tax Band - C

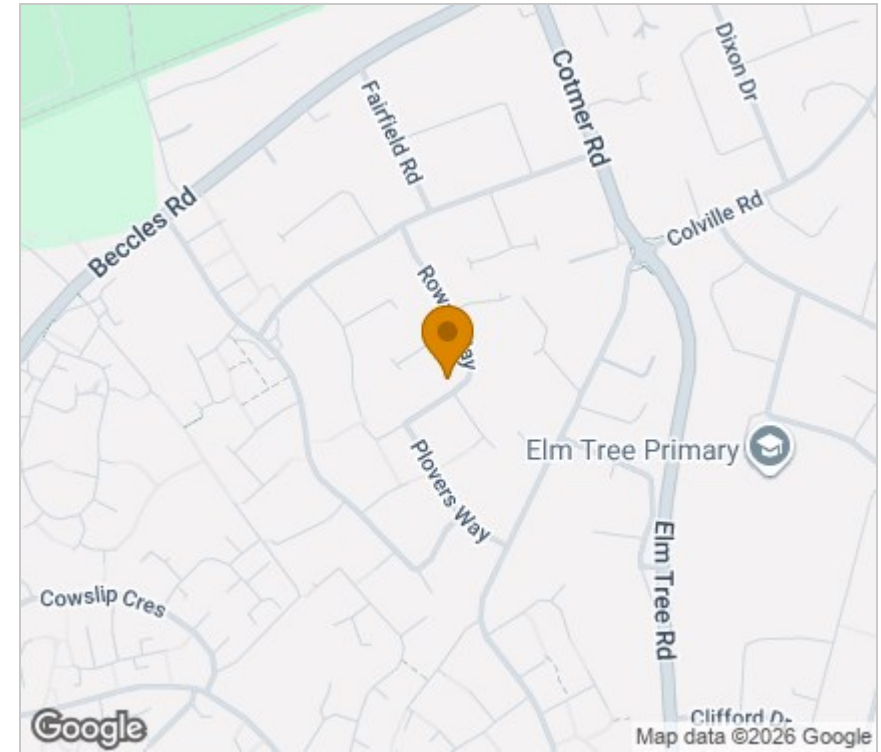
Mains Electric Gas Drains And Water



## Floor Plan



## Area Map



## Viewing

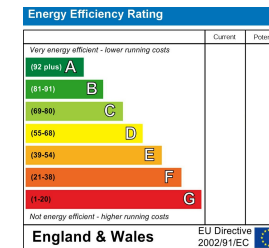
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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