Aldreds
Estate Agents

13 Breydon Way

South Oulton Broad, Lowestoft, NR33 9AS

Offers Over £250,000

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Aldreds are delighted to offer this beautifully presented two bedroom link detached bungalow, situated in the highly desirable area of South Oulton Broad. Ideally positioned within walking distance of the Broads National Park, the property is also conveniently located for a range of local amenities, with excellent transport links to the town centre and surrounding areas. The accommodation is presented in excellent order throughout and offers a spacious and well-planned layout, comprising a generous entrance hall, comfortable lounge, separate dining room, modern fitted kitchen, two bedrooms and a family bathroom. Externally, the property benefits from an attractive and well-maintained frontage, featuring a brick-weave driveway providing ample off-road parking and access to the garage. To the rear is a private, enclosed and well-maintained garden, providing an ideal space for outdoor relaxation and entertaining. Properties of this type are rarely available to the market and, being offered with no onward chain, this is an excellent opportunity for those seeking a well presented bungalow in a sought-after location. An early viewing is strongly recommended.

Entrance Hall

uPVC composite entrance door, fitted carpet, radiator, power points, full length storage cupboards, one housing the combination gas boiler.

Lounge

25'5" x 12'8" (max) (7.76 x 3.87 (max))

Fitted carpet, uPVC window, feature fireplace with timber surround and marble effect inset with log burner, power points.

Kitchen

9'6" x 7'4" (2.91 x 2.25)

Timber effect laminate flooring, uPVC window, uPVC stable door, full length pantry cupboard with space for a fridge/freezer, a full range of modern fitted kitchen units, extended work surfaces, stainless steel sink, tiled splashbacks, space for cooker, extraction cooker hood, plumbing for washing machine, power points, radiator.

Dining Room

6'11" x 8'1" (2.13 x 2.48)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 1
12'1" x 8'9" (3.7 x 2.68)
Fitted carpet, radiator, double aspect uPVC windows, power points.

Bedroom 2
8'9" x 9'0" (2.69 x 2.76)
Fitted carpet, radiator, uPVC window, power points, built in cupboard/wardrobe.

Bathroom
Tiled flooring, bathroom suite comprising a panel bath with shower over and glass screen, hand basin, low level WC, part tiled walls, uPVC window, stainless steel heated towel rail, loft access.

Garage
5.6m Long
Up & over door, power, lighting, work bench, fibreglass roof.

Outside
To the front of the property there is a spacious frontage laid to lawn, brickweave driveway providing ample off road parking leading to a garage with up & over door. Outside to the rear there is a spacious garden laid to lawn, brickweave patio seating area, timber and felt garden shed, a range of bushes and shrubs, pond feature, all enclosed by high level timber fencing.

Tenure
Freehold

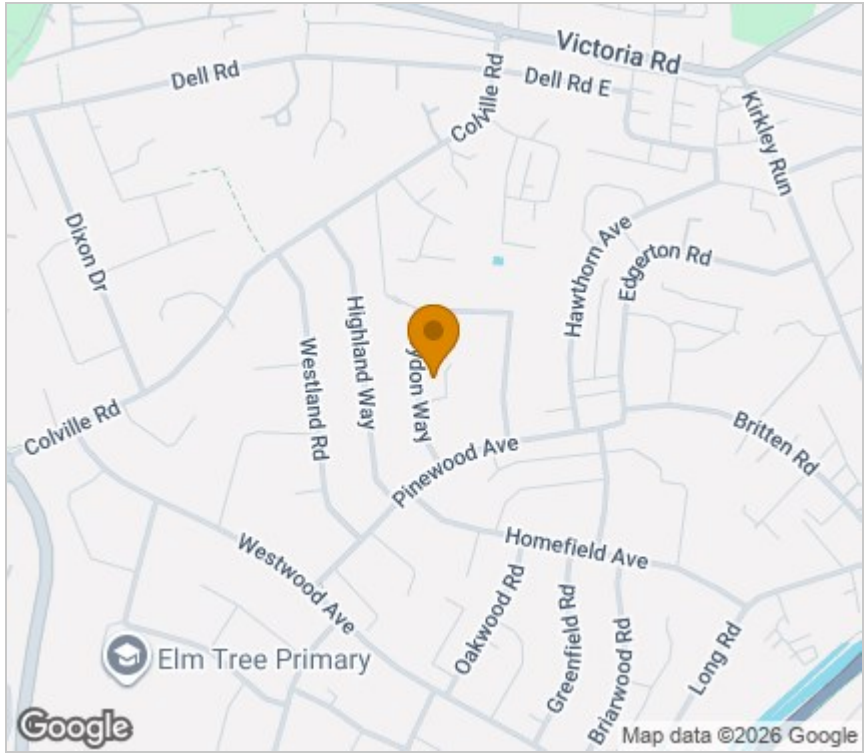
Services
Mains water, electricity, gas, drainage.

Council Tax
East Suffolk Council Band 'B'

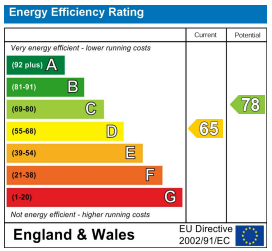
Ref: L2693/08/26

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.

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