

Aldreds
Estate Agents



134 Colville Road
Oulton Broad, Lowestoft, NR33 9QZ
Offers Over £200,000



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Oulton Broad, Lowestoft, NR33 9QZ

Aldreds are delighted to offer this charming and spacious period semi-detached home, ideally situated in the highly sought-after area of South Oulton Broad, within easy walking distance of the Broads National Park and the railway station. Occupying a generous plot, this outstanding family home benefits from a substantial front driveway providing ample off-road parking, together with beautifully maintained rear gardens featuring a large timber workshop, ideal for storage, hobbies or a home workspace. The well-proportioned accommodation comprises an inviting lounge, separate dining room, fitted kitchen and a convenient ground floor W.C. Upstairs, an impressive wide landing offers a versatile study area, leading to two generous double bedrooms and a modern family shower room. Properties of this character, size and location rarely come to the market. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Lounge

10'4" x 11'10" (3.17 x 3.62)

Fitted carpet, coved ceiling, inset spotlighting, double aspect uPVC windows, power points, radiator, TV point, door leading to an enclosed staircase leading to the first floor.

Dining Room

9'5" x 15'2" (2.88 x 4.64)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full length understairs storage cupboard.

Kitchen

12'1" x 14'0" (max) (3.69 x 4.28 (max))

Fitted kitchen flooring, a range of solid timber fitted kitchen units, extended work surfaces, fitted eye level double electric oven, four burner induction hob, enclosed extraction cooker hood, tiled splashbacks, recess for white goods including plumbing for a washing machine and dishwasher, integrated fridge/freezer, double stainless steel sink with single drainer, inset spotlighting, heated towel rail, uPVC window, two uPVC doors, one leading to the rear garden and one leading to side driveway.





Cloakroom

Fitted cloakroom flooring, low level WC, vanity sink unit, uPVC window, radiator.

Wide Open Landing

8'6" x 7'7" (2.61 x 2.32)

(This would make an ideal study area or games room)

Fitted carpet, coved ceiling, spotlighting.

Bedroom 1

14'9" x 11'0" (4.51 x 3.37)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, a range of fitted wardrobes.

Bedroom 2

10'11" x 12'5" (3.35 x 3.81)

Fitted carpet, double aspect uPVC windows, radiator, power points, a range of fitted cupboards and wardrobes.



Family Shower Room

Fitted bathroom flooring, double width shower cubicle with Aquaboard splashbacks, pedestal sink, low level WC, radiator, uPVC window, vanity unit with storage cupboards underneath.

Outside

Services And Tenure

Council Tax Band - B

Mains Gas Electric Drains And Water

Freehold

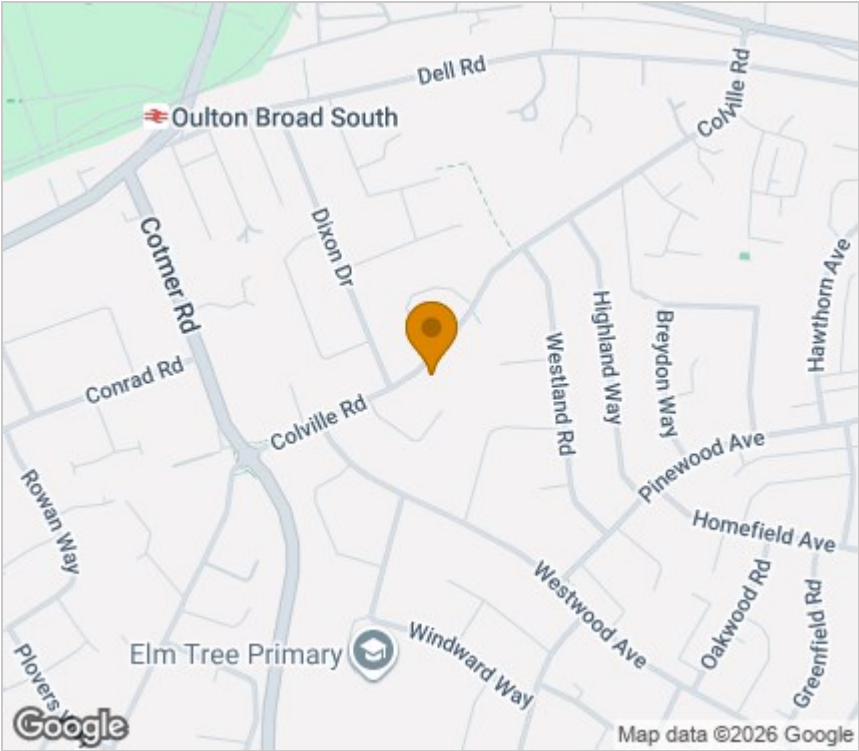
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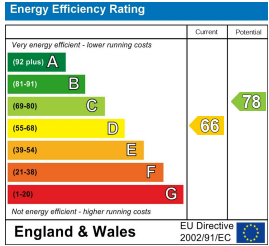
Floor Plan



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.

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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