



Aldreds
Estate Agents

44 Broadwaters Road
Oulton Broad, Lowestoft, NR33 9HR
Offers Over £380,000



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Aldreds are delighted to offer this outstanding 3/4 bed roomed family home situated in this beautiful South Oulton Broad location within walking distance of all Oulton Broad's amenities and with easy access to the Broads National Park. This amazing family home has been extended, improved and fitted with no expense spared and really is presented to an outstanding standard throughout with an amazing open plan kitchen/diner/day room. This quality family home really does offer spacious versatile accommodation including a wide entrance hall, large sitting room/ground floor bedroom. extended open plan kitchen/diner/day room, quality fitted ground floor shower room, access to the garage which has the potential to become extra accommodation. To the first floor there are 3 good size bedrooms and a family bathroom. There are also the benefits of gas fired central heating and Upvc double glazed windows and doors throughout including large bi-folding doors leading from the kitchen into the garden. Outside to the front there is a large brickweave driveway providing ample off road parking, further hard standing area for leisure vehicles. This all leads to an integral garage with power points and lighting. To the rear there is a private West facing lawned garden with patio seating area and dedicated BBQ area. A home that really is one to be seen in quite simply turn key condition. Early viewing is strongly advised.

Entrance Hall

LVT timber effect flooring, full length feature radiator, power points, double fitted shoe/cloak cupboard, access door leading into the garage.

Shower Room

Ceramic tiled flooring, open plan walk in shower cubicle, part tiled walls, vanity sink unit, wall mounted W.C, skylight, flat plastered ceiling, inset spotlighting, full length heated towel rail.

Sitting Room / Bedroom 4

12'4" x 22'4" (3.78 x 6.81)

Fitted carpet, flat plastered ceiling with inset spot lighting, power points, full length feature radiator, plus further feature radiator, Upvc window, T.V point.

Open Plan Kitchen/Diner/Day Room

18'1" x 25'7" (5.53 x 7.82)

LVT timber effect flooring, a full range of quality fitted kitchen units, extended quartz worktops, built in ceramic sink with quartz drainer, Bosch electric oven with matching microwave, integral fridge/freezer, integral dishwasher, induction Bosch hob, triple remote control sky lights, bi-folding doors leading to rear garden, inset spot lighting, tiled splash backs, ample space for family size dining table and chairs, further space for family living, T.V point, power points, full length feature radiator.





Utility Room

LVT timber effect flooring, quartz work surfaces, built in base and wall units, plumbing and recess for washing machine & tumble dryer, inset spot lighting, radiator, recently installed modern energy efficient combination boiler Upvc window.

First Floor

Central landing with fitted carpet, loft access leading to insulated loft space, radiator, Upvc window, inset spot lighting.

Bedroom 1

11'5" x 12'0" (3.5 x 3.66)

Fitted carpet, radiator, flat plastered ceiling, inset spot lighting, Upvc window, power points, T.V point.

Bedroom 2

9'0" x 12'4" (2.75 x 3.76)

Fitted carpet, flat plastered ceiling with inset spot lighting, power points, radiator, Upvc window, full length built in storage cupboard.

Bedroom 3

8'7" x 11'8" (2.62 x 3.58)

Fitted carpet, double aspect Upvc windows, radiator, power points, T.V point, flat plastered ceiling with inset spot lighting.

Family Bathroom

Luxury vinyl flooring, panel bath with shower mixer over, low level W.C with closed cistern, vanity sink unit, heated towel rail, Upvc window, flat plastered ceiling with inset spot lighting, fully tiled walls.

Tenure And Services

Freehold

Mains Gas Electric And Drainage

Council Tax Band C

Outside To The Front

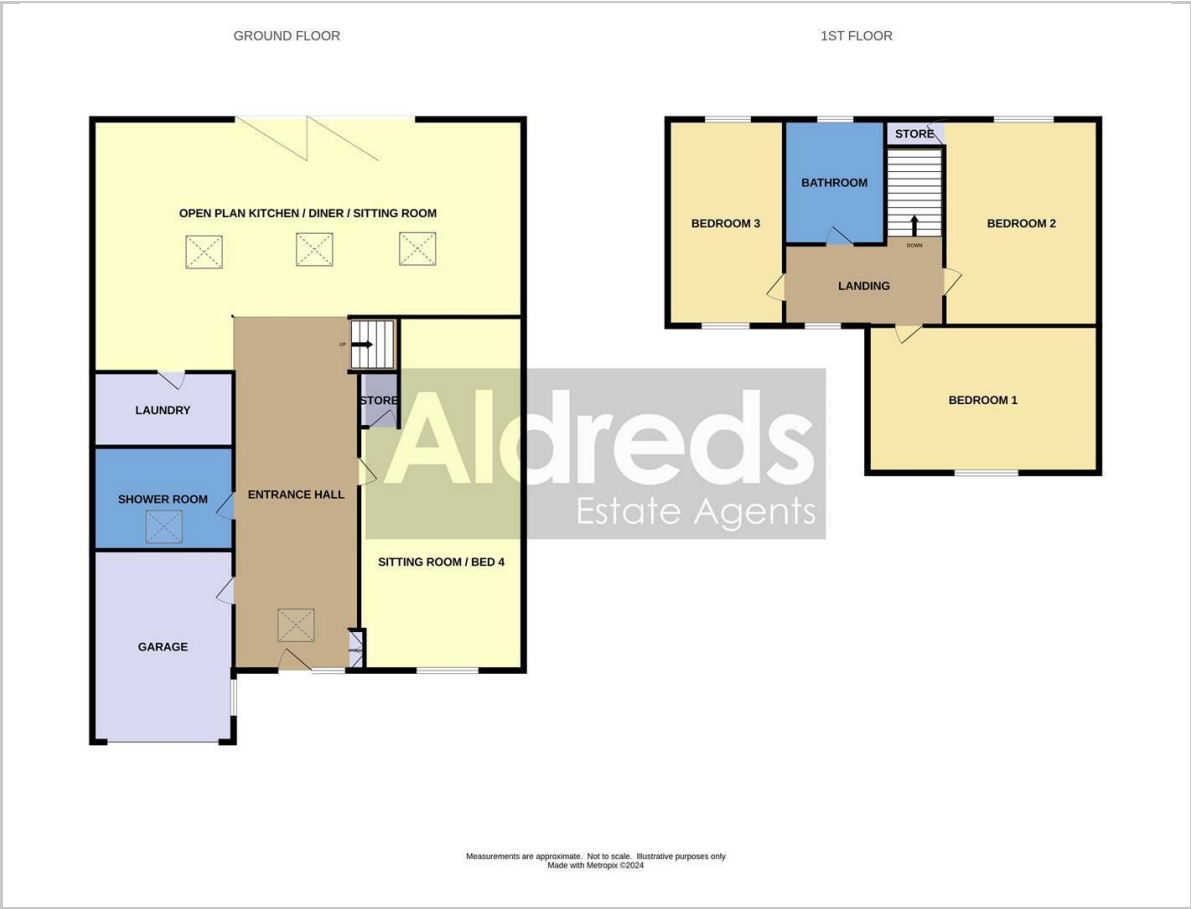
There is an open plan frontage with large brick weave driveway providing ample off road parking for a variety of vehicles which leads to a garage, further hard standing for leisure vehicles.

Outside To The Rear

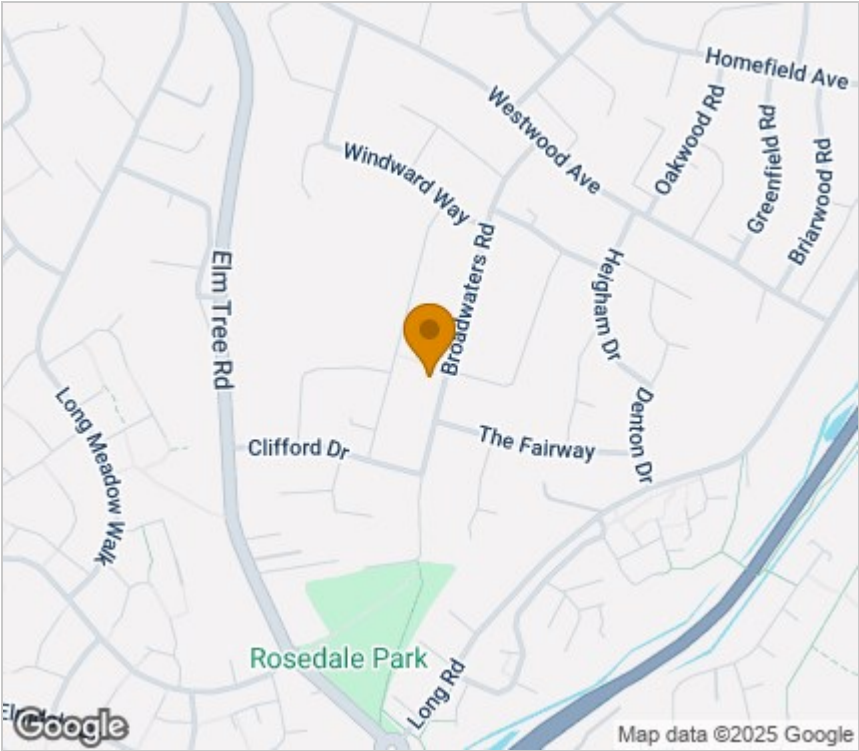
There is a private West facing lawned garden with patio seating area, enclosed by high fencing with side access leading to front driveway.



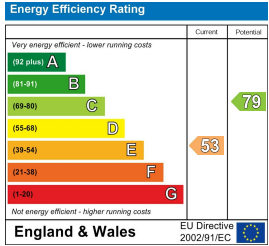
Floor Plan



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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