

**Aldreds**  
Estate Agents



23 Tunstall Drive, Lowestoft, NR32 4RN

Asking Price £270,000





# 23 Tunstall Drive

, Lowestoft, NR32 4RN

- Detached Bungalow
- Large accommodation
- Driveway For Amble Parking
- Ensuite
- Large Conservatory
- Highly Desirable Location
- Well Presented Front and Rear Garden
- Three Generous Sized Bedrooms
- Chain free
- Viewing Strongly Recommended

Aldreds are pleased to present this extended three bedroom detached bungalow, ideally located in the highly sought after area of Oulton Village. Conveniently positioned within walking distance of local amenities and Oulton Broad railway station with direct links to Norwich. The spacious accommodation comprises an entrance porch, a generous lounge, a well proportioned kitchen/diner, and a bright conservatory. There are three good sized bedrooms, including a master with ensuite, along with a family bathroom. Externally, the property benefits from a brickweave driveway to the front, providing ample off road parking. To the rear, there is an enclosed lawned garden, ideal for families or outdoor entertaining. Additional features include gas fired central heating and double glazing. While the property would benefit from some basic updating, it is competitively priced and offers excellent potential to create a fantastic family home. Early viewing is highly recommended.



### Entrance Porch

Fitted carpet, uPVC opaque windows, uPVC door.

### Lounge 22'0" x 11'1" (6.71m x 3.38m)

Fitted carpet, flat plastered ceiling, radiator, uPVC double glazed door, uPVC double glazed window, power points, electric fire, tv point.

### Kitchen/Diner 16'82 x 11'23 (4.88m x 3.35m)

Vinyl flooring, radiator, door leading out to rear garden, uPVC double glazed window, a full range of fitted kitchen units with extended work surfaces, recess for fridge & freezer, recess and plumbing for a washing machine, electric oven, electric hob, combination gas boiler enclosed by kitchen unit, tiled splashbacks, ample space for family size dining table and chairs, sliding doors leading to:-

### Conservatory 12'7 x 13'61 (3.84m x 3.96m)

Timber effect vinyl flooring, large aspect uPVC windows with fitted blinds, pitched poly-carbonate roof, radiator, power points, uPVC door leading out to rear garden.





### Inner Hallway

Wooden flooring, radiator, full length storage cupboard, power points.

### Bedroom 1 18'24 x 11'87 (5.49m x 3.35m)

Fitted carpet, radiator, a range of fitted bedroom furniture including overhead storage cupboards and wardrobes, uPVC double glazed door leading out to rear garden, door to:-

### Ensuite

Tile effect vinyl flooring, shower suite comprising of a corner shower cubicle enclosed by glass screen doors, a low level WC, hand basin, opaque double glazed window, fully tiled walls, extractor fan.

### Bedroom 2 10'20 x 11'22 (3.05m x 3.35m)

Fitted carpet, uPVC double glazed window, radiator, power points.

### Bedroom 3 8'72 x 10'63 (2.44m x 3.05m)

Fitted carpet, radiator, uPVC double glazed window, power points.

Directions



### Family Bathroom

Vinyl flooring, bathroom suite comprising of a shower set over a panel bath, low level WC, hand basin, uPVC opaque double glazed window.

### Outside

To the front of the property is a generous frontage with brickweave driveway providing ample off road parking, area laid to lawn, enclosed by low level picket fencing, external power point. To the rear of the property is a garden laid to lawn, a range of bushes, shrubs and flowers, patio seating area, side access gate, outside tap, storage shed, all enclosed by high timber fencing.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

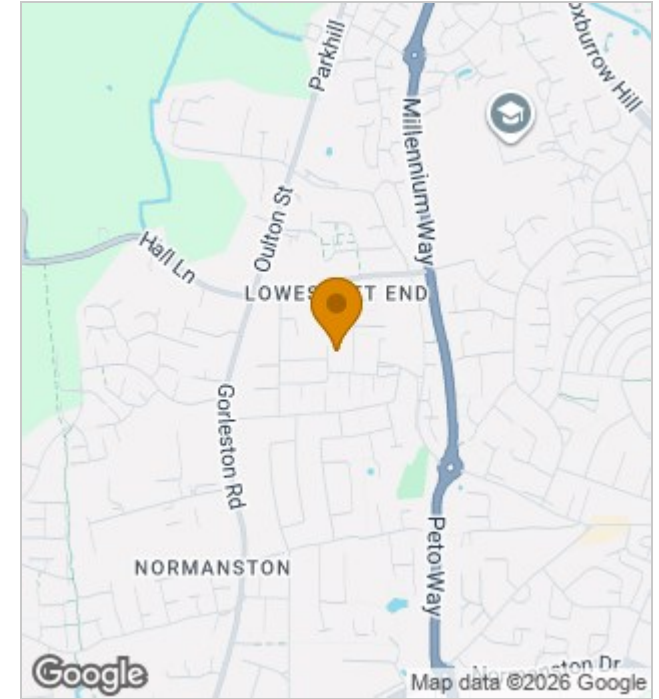
East Suffolk Council - Band 'B'

Ref: L2595/04/26

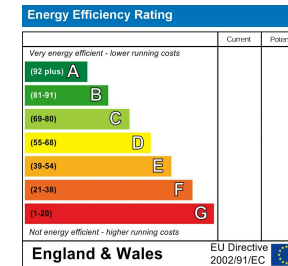
## Floor Plans



## Location Map



## Energy Performance 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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