



1 Mendip Road  
Oulton Broad, Lowestoft, NR32 3HJ

Asking Price £230,000



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Aldreds are delighted to offer this three bedroom detached bungalow situated in this very desirable Oulton Broad location being within walking distance of the Broads National Park and Oulton Broad amenities including the railway station with direct links to Norwich City Centre. The versatile spacious accommodation includes an entrance porch, a wide 'L' shaped entrance hall, spacious open plan lounge/diner, kitchen leading into conservatory, three bedrooms and a modern fitted shower room. Outside to the front there is a long driveway providing ample off road parking which leads to a brick built garage. To the rear there is a spacious rear and side garden which would allow space for extension if required subject to planning permission. Benefits also include sealed unit double glazed windows and gas central heating fired by a combination boiler. Some basic updating works is required but set at a realistic asking price an early viewing is recommended.

## Entrance Porch

Ceramic tiled flooring, sealed unit double glazed entrance door.

## Wide 'L' Shaped Entrance Hall

Fitted carpet, radiator, coved ceiling, full length storage cupboard, power points, telephone point, airing cupboard housing the modern energy efficient combination boiler.

## Lounge/Diner

19'8" x 10'8" (6.01 x 3.26)

Fitted carpet, coved ceiling, double aspect windows, radiator, power points, tv point, timber fireplace with inset living flame electric fire.

## Kitchen

7'8" x 10'9" (2.36 x 3.3)

Ceramic tiled flooring, a range of fitted kitchen units, extended work surfaces, double polycarbonate sink with single drainer, built in electric oven with matching four burner ceramic hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine, radiator, fully tiled walls, sealed unit double glazed window, sealed unit double glazed door leading to:-

## Conservatory

8'6" x 10'0" (2.6 x 3.07)

Ceramic tiled flooring, polycarbonate roof, radiator, large aspect uPVC windows, uPVC door leading to rear garden.

## Shower Room

Ceramic tiled flooring, modern shower suite comprising of a fully tiled oversized shower cubicle, vanity sink unit, low level WC, fully tiled walls, extractor fan, sealed unit double glazed window, radiator.





### Bedroom 1

9'1" x 10'7" (2.78 x 3.23)

Fitted carpet, coved ceiling, sealed unit double glazed window, radiator, full range of fitted wardrobes.

### Bedroom 2

8'2" x 9'10" (2.5 x 3.01)

Fitted carpet, coved ceiling, sealed unit double glazed window, power points, radiator.

### Bedroom 3

8'11" x 6'1" (2.72 x 1.86)

Fitted carpet, coved ceiling, sealed unit double glazed window, radiator, power points, tv point.

### Outside

To the front of the property there is a beautifully presented garden which is laid to ornamental slate, enclosed by low level brick walls, long driveway providing ample off road parking leading to a brick built garage with up and over door, power & lighting. Outside to the rear there is a West facing and low maintenance garden which is laid to various patio seating areas, central ornamental borders, timber and felt summerhouse, two timber and felt garden sheds, all enclosed by high fencing with side access leading to front driveway.



### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'B'

Ref: L2476/10/25



## Floor Plan



## Viewing

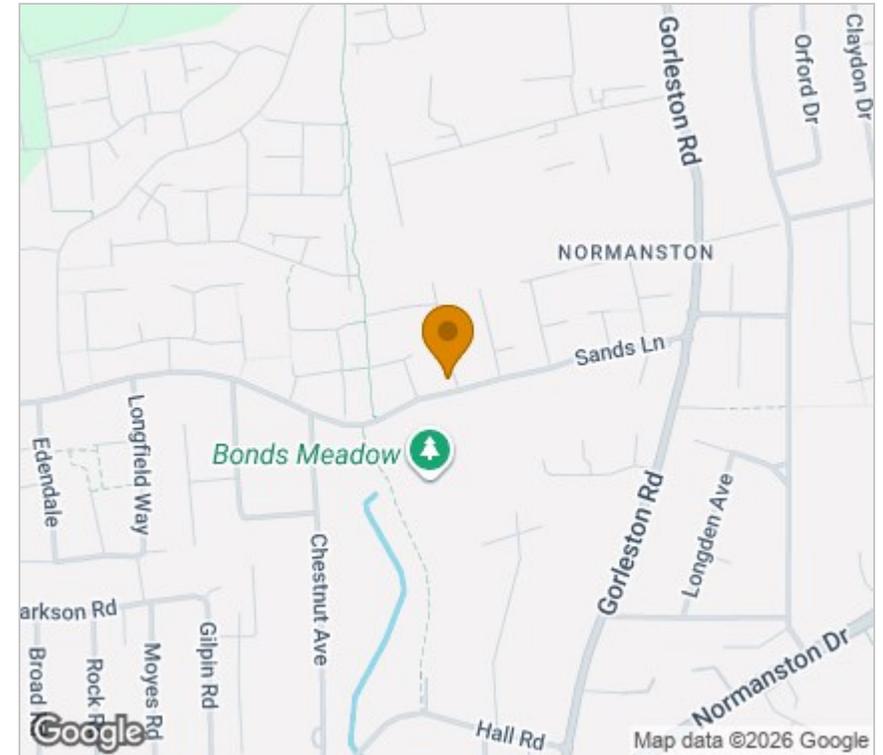
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

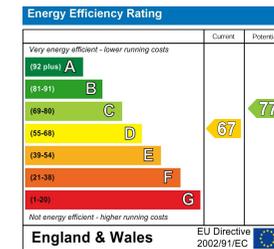
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## Area Map



## Energy Efficiency Graph



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