

Aldreds
Estate Agents



9 Dunston Drive

Oulton Broad, Lowestoft, NR32 3BZ

Asking Price £200,000



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Aldreds are delighted to offer this immaculately presented bungalow situated in this very desirable North Oulton Broad location. The current owners have improved this property with no expense spared including luxury vinyl floorings, recently fitted kitchen and bathroom, recently installed electrical consumer unit to adhere to current regulations and a recently installed combination boiler with a 10 year guarantee. The property has also been tastefully decorated throughout and the spacious versatile accommodation includes an entrance hall with two full length storage cupboards, a lounge/diner leading into the modern fitted kitchen, double bedroom, shower room and the addition of an external veranda which provides fully enclosed outdoor seating. Outside there is a spacious private rear garden and to the front there is an open plan garden with a long driveway providing ample off road parking for a variety of vehicles which leads to a detached brick built garage. Properties set at this asking price in this desirable location presented to this high standard rarely come to market and an early viewing is strongly recommended.

Entrance Hall

LVT flooring, radiator, coved ceiling, uPVC entrance door, two full length storage cupboards, one housing the recently installed energy efficient combination boiler, power points.

Shower Room

5'4" x 6'10" (1.65 x 2.1)

LVT flooring, quality fitted modern shower suite comprising of an oversized shower cubicle enclosed by curved glass screen doors, low level WC with enclosed cistern, vanity sink unit, fully tiled walls, coved ceiling, full length heated towel rail, uPVC window, extractor fan.

Bedroom

10'7" x 9'2" (3.23 x 2.81)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, a full range of bespoke fitted Sharps wardrobes, overhead storage cupboards & sideboards.





Lounge/Diner

10'10" x 13'5" (3.31 x 4.09)

LVT flooring, radiator, coved ceiling, uPVC bay window with Hilary's bespoke fitted blinds included, power points, tv point.

Kitchen

11'1" x 7'8" (3.39 x 2.35)

LVT flooring, recently fitted quality kitchen units, built in eye level electric oven with matching induction hob, vertical extraction cooker hood, extended timber work surfaces, double stainless steel sink with single drainer, recess for white goods including full length fridge/freezer & plumbing for a washing machine/dishwasher.

External Enclosed Veranda

16'2" x 8'0" (4.93 x 2.45)

Bespoke timber built room providing an ample size external seating area, external power points, wide opening leading to:-



Outside to the Front

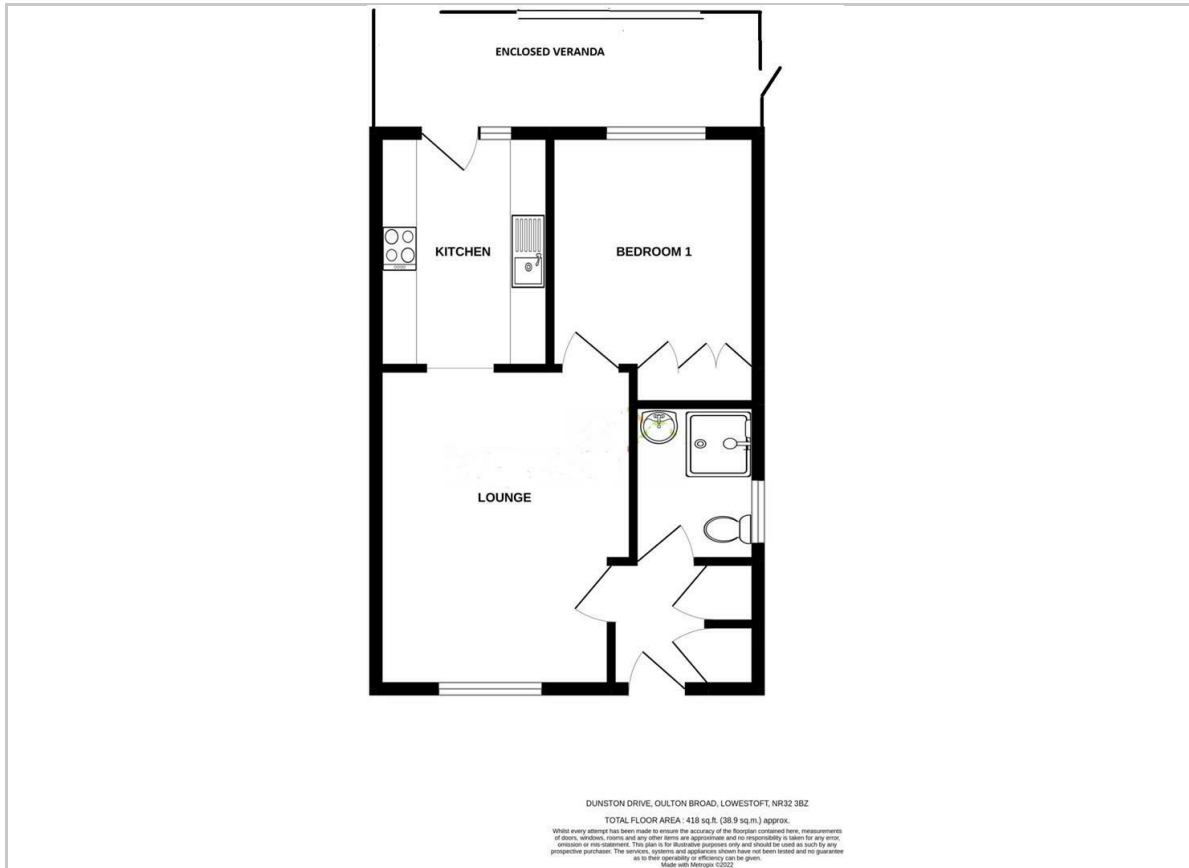
Wide driveway providing ample off road parking for a variety of vehicles leading to a detached pitched roof garage with up and over door, power points and lighting.

Private Rear Garden

Very well presented, laid to patio stone, ornamental stone borders, a further range of flower and shrub borders, enclosed by high fencing, a very private rear and side aspect, greenhouse, side gate leading to front driveway.



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

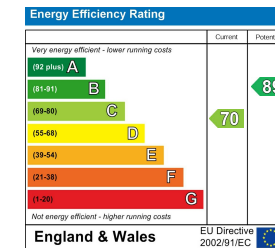
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Area Map



Energy Efficiency Graph



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