



11 Whitton Close

Oulton Broad, Lowestoft, NR33 9RG

Offers Over £250,000



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Aldreds are pleased to present this spacious three-bedroom detached bungalow, set within a highly desirable cul-de-sac in South Oulton Broad. Occupying an impressive plot of approximately 1/5 of an acre, the property boasts beautifully maintained lawned gardens with excellent potential for further development or extension, subject to the necessary planning permissions. The versatile accommodation includes a central entrance hall, generous lounge, fitted kitchen, shower room, three bedrooms and a conservatory. Ideally located within walking distance of Oulton Broad's amenities, the Broads National Park and nearby nature reserves, this is a rare opportunity to acquire a home with substantial garden grounds in such a sought-after setting. Early viewing is strongly recommended.

Entrance Hall

Fitted carpet, coved ceiling, full length airing cupboard, power points.

Lounge

14'9" x 16'2" (4.5 x 4.93)

Fitted carpet, coved ceiling, large aspect uPVC window, power points, telephone point, tv point, feature brick fireplace with living flame electric fire.

Kitchen

7'1" x 11'8" (2.16 x 3.58)

Ceramic tiled flooring, coved ceiling, a range of fitted kitchen units, stainless steel sink with single drainer, built in electric oven with four burner ceramic hob, extraction cooker hood, recess for white goods including plumbing for a washing machine, uPVC window, uPVC door leading out to side garden.

Bedroom 1

14'0" x 8'11" (4.27 x 2.72)

Fitted carpet, coved ceiling, uPVC window, power points.





Bedroom 2/Dining Room

9'0" x 15'11" (2.75 x 4.87)

Fitted carpet, coved ceiling, double aspect uPVC windows, sliding doors leading out to the rear garden, power points, telephone point, full length wardrobe/storage cupboard.

Bedroom 3

8'8" x 9'3" (2.65 x 2.83)

Fitted carpet, coved ceiling, uPVC window, tv point, power points.

Shower Room

Ceramic tiled flooring, shower suite comprising of a double width shower cubicle with Aquaboard splashbacks, pedestal sink, low level WC, part tiled walls, uPVC window.

Conservatory

8'0" x 11'8" (2.45 x 3.57)

Ceramic tiled flooring, solid roof, large aspect uPVC windows, double uPVC doors leading out to the rear garden.



Outside

To the front there is a driveway providing ample off road parking leading to an oversized garage with up and over door, power points and lighting. To the side and rear there is approximately 1/5th of an acre of beautiful lawned gardens with a very private and sunny rear and side aspect, timber and felt garden shed, vehicular access is available to the front garden and could offer potential for further development or extension (subject to the necessary planning permissions). All gardens are enclosed by high timber fencing.



Tenure And Services

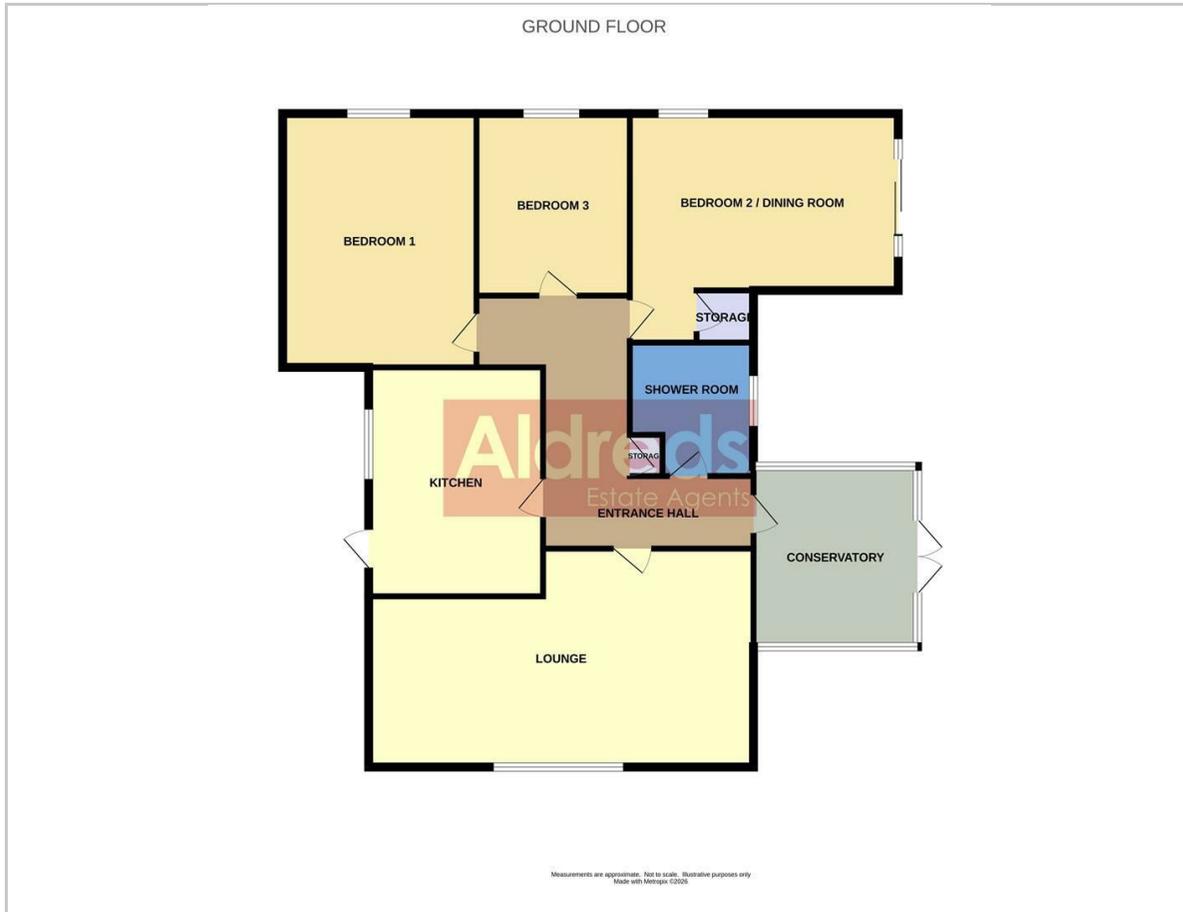
Freehold

Council Tax Band - B

Mains Gas Electric Drains And Water

Ref: L2562/03/26

Floor Plan



Viewing

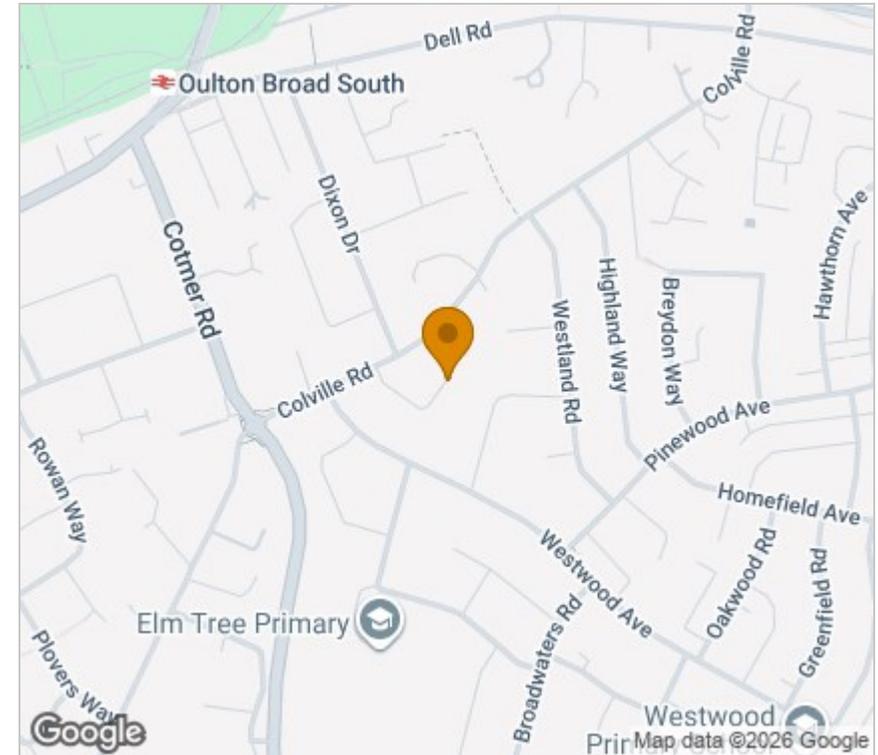
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

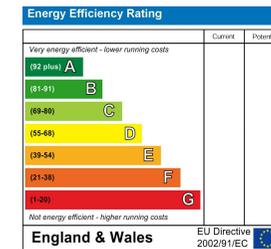
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Area Map



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