

Aldreds
Estate Agents

11 Cory Drive

Oulton, Lowestoft, NR32 3QT

Asking Price £310,000

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Aldreds are delighted to offer this impressive four-bedroom detached family home, ideally situated within the highly desirable Oulton village location, forming part of the popular Limes Development. Beautifully presented to a good standard throughout, this spacious and versatile home offers well-proportioned accommodation, perfectly suited to modern family living. The ground floor comprises a welcoming wide entrance hall, generous lounge with double doors opening through to an impressive open-plan kitchen/diner, separate utility room and cloakroom/W.C. To the first floor, a spacious central landing provides access to four generous bedrooms, with the master bedroom benefiting from its own en-suite shower room, together with a modern family bathroom. Externally, the property enjoys a wide driveway providing ample off-road parking, leading to an integral garage. To the rear is a well-maintained, enclosed garden, featuring attractive artificial lawn and a patio seating area, ideal for outdoor dining and relaxation. Further benefits include gas-fired central heating and UPVC double glazing. The property is ideally positioned within walking distance of local shops and amenities, as well as the beautiful Broads National Park and North Oulton Broad railway station, offering direct links to Norwich city centre. Offered at a very realistic asking price, this superb family home represents an excellent opportunity. An early internal viewing is highly recommended to fully appreciate the spacious accommodation and desirable location on offer.

Wide Entrance Hall
Fitted carpet, radiator, composite sealed unit entrance door, power points, stairs off to the first floor, flat plastered ceiling.

Lounge
16'1" x 11'1" (4.92 x 3.38)
Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points, T.V point, double doors leading in to the open plan kitchen/diner.

Kitchen/Diner
18'5" x 10'1" (5.63 x 3.09)
Laminate tiled flooring, range of fitted kitchen units with a full range of integral appliances including fridge, freezer, dishwasher, double oven, four burner induction hob, stainless steel splash back, stainless steel extraction cooker hood, double square bowl stainless steel sink quality fitted work surfaces, Upvc window, power points, full length storage cupboard, internal door leading in to the garage.
Dining Area - Ample space for family size dining table and chairs, power points, flat plastered ceiling with inset spot lighting, double Upvc doors leading to the rear garden.

Utility Room
Laminate tiled flooring, fitted base unit with extended work surface, plumbing and recess for washing machine, wall mounted energy efficient combination boiler, power points, sealed unit double glazed door leading into the rear garden.

Ground Floor W.C
Laminate tiled flooring, low level W.C, pedestal sink, radiator, flat plastered ceiling, Upvc window.

First Floor
Wide central landing with fitted carpet, full length storage cupboard, flat plastered ceiling.















Bedroom 1

13'6" x 14'5"(max) (4.14 x 4.41(max))

Fitted carpet, flat plastered ceiling, full length fitted cupboard/wardrobe, radiator, Upvc window, power points.

En-Suite Shower Room

Timber effect vinyl flooring, modern shower suite comprising of a fully tiled shower cubicle, low level W.C, pedestal sink, heated towel rail, tiled splash backs, flat plastered ceiling, inset spot lighting, extractor fan, Upvc window.

Bedroom 2

12'4" x 9'3" (3.78 x 2.84)

Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points.

Bedroom 3

9'10" x 9'7" (3.01 x 2.94)

Fitted carpet, flat plastered ceiling, radiator, power points, Upvc window.

Bedroom 4

7'6" x 9'9" (2.31 x 2.98)

Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points.

Family Bathroom

Timber effect vinyl flooring, white bathroom suite comprising of a panel bath with shower mixer tap, pedestal sink, low level W.C, Upvc window, flat plastered ceiling, inset spot lighting, extractor fan, full length heated towel rail.

Outside To The Front

There is a open plan lawned garden with wide brick weave driveway providing ample off road parking which leads to an integral garage with power points and lighting.

Outside To The Rear

There is a beautifully presented rear garden which is laid to artificial grass, patio seating area, outside tap, side access to the left and right hand side of the property. This is all enclosed by high timber fencing.

Tenure And Services

Freehold

Council Tax Band - D

Mains Gas Electric Drains And Water

Ref: L2750/11/26

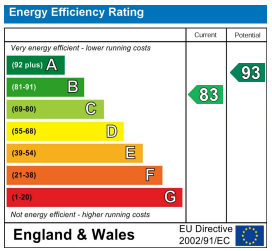
Floor Plan



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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