

Aldreds
Estate Agents

85 Lime Avenue

Oulton, Lowestoft, NR32 3FH

Offers In Excess Of £245,000

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Aldreds are delighted to offer this outstanding, quality Oldman Homes-built three-bedroom semi-detached house, situated in a highly desirable Oulton Broad location, within walking distance of the Broads National Park and railway station, offering direct links to Norwich city centre. This beautifully presented home is finished to an excellent standard, boasting quality fixtures and fittings throughout and spacious, well-planned family accommodation. The ground floor comprises a welcoming, wide entrance hall with a striking oak and glass galleried staircase, cloakroom/W.C., spacious lounge and an open-plan kitchen/diner. To the first floor, a generous central galleried landing leads to three spacious bedrooms, including a master bedroom with en-suite facilities, and a family bathroom. Outside, to the front of the property, a large driveway provides off-road parking for three vehicles and leads to a brick-built garage. To the rear, there is a beautifully maintained, private lawned garden with a patio seating area, ideal for alfresco dining and entertaining. Further benefits include gas-fired central heating and uPVC double-glazed windows throughout. Properties of this quality, built by the highly regarded Oldman Homes, rarely become available in this sought-after location. Offered at a realistic asking price, an early viewing is strongly advised to fully appreciate the quality, space and location of this exceptional family home.

Entrance Hall

Timber effect vinyl flooring, composite entrance door, radiator, flat plastered and coved ceiling, under stair storage, full length cloak cupboard, feature oak and glass staircase.

Cloakroom

Timber effect vinyl flooring, cloakroom suite comprising of a low level W.C, pedestal sink, radiator, Upvc window, flat plastered & coved ceiling, aqua board splash back.

Lounge

15'10" x 11'5" (4.83 x 3.5)

Fitted carpet, flat plastered and coved ceiling, Upvc window, double patio doors leading out to the rear garden, power points, T.V point, radiator.

Kitchen/Diner

16'10" x 8'5" (5.15 x 2.58)

Timber effect vinyl flooring, full range of quality fitted kitchen units, extended work surfaces, integral dishwasher, fridge/freezer and washing machine, Bosch electric oven with matching four burner ceramic hob, enclosed extraction cooker hood, glass splash backs, double poly carbonate sink with single drainer, double aspect Upvc windows, flat plastered and coved ceiling, inset spot lighting, ample space for family size dining table and chairs, radiator.

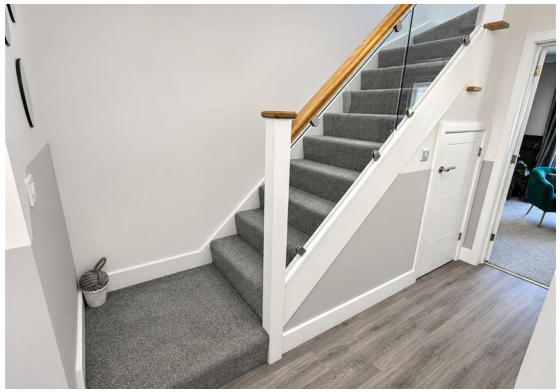














First Floor

Wide central galleried landing featuring the oak and glass staircase, flat plastered and coved ceiling, loft access leading to insulated loft space, full length airing cupboard housing the modern energy efficient combination boiler.

Bedroom 1

12'0" x 10'11" (3.68 x 3.33)

Fitted carpet, flat plastered and coved ceiling, double aspect Upvc windows, radiator, power points, T.V point.

En Suite Shower Room

Vinyl flooring, quality fitted shower suite comprising of an over sized fully tiled shower cubicle, low level W.C, pedestal sink, full length heated towel rail, shaver socket, Upvc window.

Bedroom 2

8'3" x 9'6" (2.54 x 2.91)

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

Bedroom 3

9'6" x 7'1" (2.91 x 2.16)

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

Bathroom

Vinyl flooring, white modern bathroom suite comprising of panel bath, low level W.C, pedestal sink, heated towel rail, Upvc window, flat plastered and coved ceiling.

Outside To The Front

There is a large driveway providing ample off road parking leading to a brick built garage with an up and over door, power points and lighting.

Outside To The Rear

There is a well presented garden laid to lawn with a patio seating area, high fencing side gate to driveway.

Ref: L2756/11/26

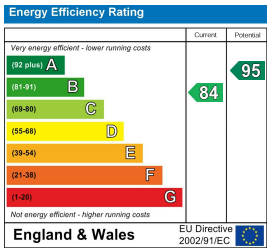
Floor Plan



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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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