

Aldreds
Estate Agents

12 Moyes Road

Oulton Broad, Lowestoft, NR32 3NY

Asking Price £230,000

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Aldreds are delighted to offer this two bedroom detached bungalow, ideally situated in the highly desirable area of Oulton Broad. Conveniently positioned within walking distance of the Broads National Park, the railway station and Oulton Broad's excellent range of local amenities. The property has recently undergone redecoration and benefits from updated electrics, together with a modern gas boiler serving the central heating system. The spacious accommodation comprises an L-shaped entrance hall, a generous open plan lounge/diner with access to the conservatory, a fitted kitchen also opening into the conservatory, two double bedrooms and a family bathroom. Externally, the property has a driveway providing ample off road parking, leading to a garage. To the rear is a particularly private lawned garden, complemented by a summerhouse and a useful shed/workshop. Offered with no onward chain, an early viewing is strongly advised.

Wide 'L' Shape Entrance Hall

Timber effect vinyl flooring, flat plastered ceiling, radiator, power points.

Lounge

10'5" x 17'8" (3.2 x 5.4)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, large aspect windows, door leading to the conservatory.

Kitchen

10'4" x 9'3" (3.17 x 2.83)

Timber effect vinyl flooring, a full range of fitted kitchen units, extended timber work surfaces, double stainless steel sink with single drainer, built-in eye level electric oven, four burner ceramic hob, double aspect windows, recess for white goods including plumbing for a washing machine, power points, extractor fan, door leading to:-

Conservatory

18'8" x 8'2" (5.7 x 2.49)

Ceramic tiled flooring, polycarbonate roof, large aspect uPVC windows, radiator, power points, TV point, uPVC door leading to the rear garden.















Bedroom 1

10'5" x 14'5" (3.19 x 4.41)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, TV point.

Bedroom 2

11'0" x 9'4" (3.37 x 2.85)

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

Bathroom

Ceramic tiled flooring, a white bathroom suite comprising of a shower set over a panel bath, vanity sink unit, low level WC, heated towel rail, extractor fan, uPVC window, part tiled walls.

Outside

To the front of the property there is a lawned garden with a long driveway providing ample off road parking which leads to a garage with power points and lighting. Outside to the rear there is a private lawned garden with a non-overlooked side and rear aspect, timber summerhouse, timber and felt garden shed/workshop with power points and lighting, a range of shrub borders, all enclosed by high fencing, side gate leading to front driveway.

Services And Tenure

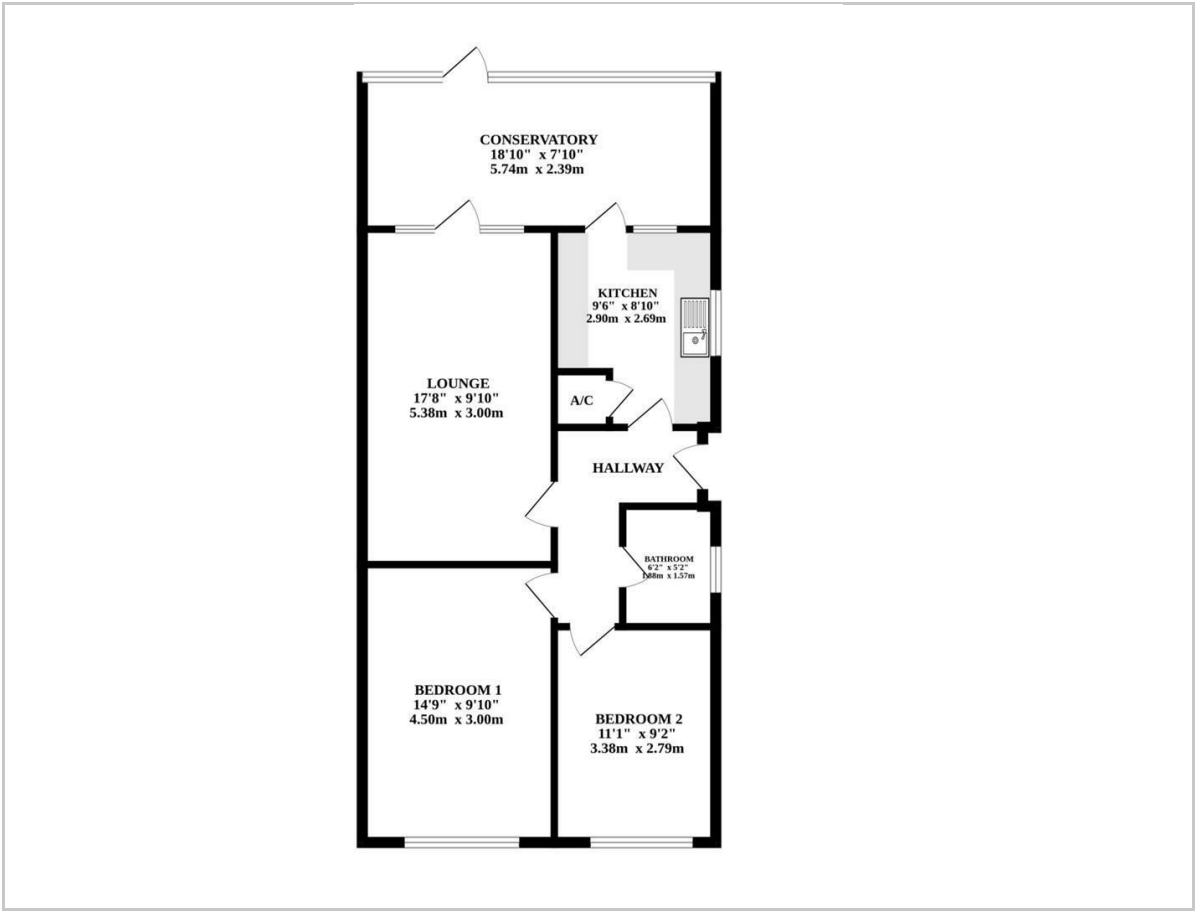
Freehold

Council Tax Band C

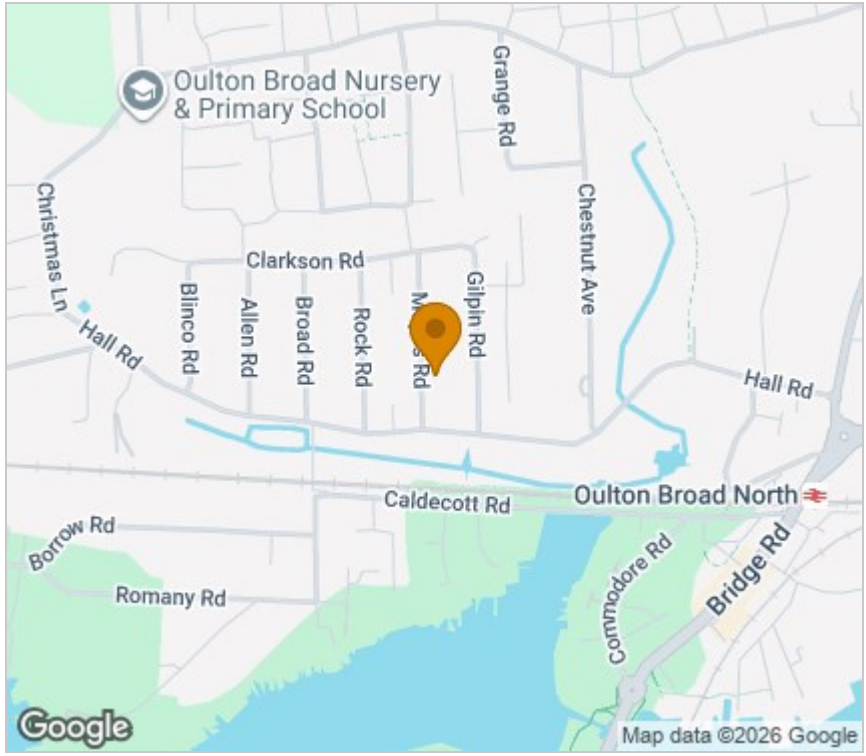
Mains Gas Electric Drains And Water

Ref: L2757/11/26

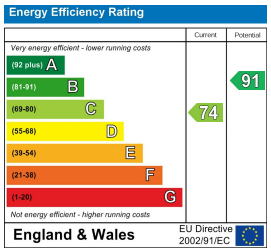
Floor Plan



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.

Disclaimer
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