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Sands Lane
Oulton Broad, Lowestoft, Suffolk, NR32 3ET
£270,000

WELCOME HOME... wonderfully modernised with style & class this DETACHED bungalow provides READY TO MOVE into HOME & easy living all on ONE level... POPULAR location in Oulton Broad is HOME to this beautiful & elegantly presented bungalow; property comprises entrance hallway, LOVELY size lounge, BESPOKE kitchen OPENING into a VERSATILE reception; bathroom & 2 DOUBLE bedrooms. Well-maintained LAID TO LAWN gardens & DRIVEWAY.

* SEEING IS BELIEVING *

ENTRANCE HALLWAY

Through the front / side door into this beautifully presented home you'll be sure to fall in love. With doors to every room the hallway features fitted carpet, radiator, power points, built-in cupboard and loft access in situ.

LOUNGE

19' 10" x 11' 4" (6.05m x 3.47m)

Lovely size lounge overlooks the front of the home; fitted carpet. uPVC double glazed windows, radiator, TV, power points and gas fire with surround.

KITCHEN

11' 2" x 8' 2" (3.41m x 2.51m)

Country style bespoke with a modern twist... this 'handmade' kitchen has wall and base units with Maple wooden worktop, inset sink; space / plumbing for your other chosen appliances. Tiled flooring, radiator, power points and a fabulous light tunnel brings the natural daylight from above. Large opening into...

RECEPTION

13' 2" x 9' 10" (4.03m x 3.02m)

Could be a bedroom however the current owners utilise as fabulous 2nd reception that has French double doors that open out to the rear garden. Fitted carpet, uPVC double glazed window, radiator, TV and power points.

BATHROOM

6' 8" x 5' 9" (2.05m x 1.77m)

Modern yet elegant white suite comprises a wash basin, low level WC and a panelled bath. Tiled flooring, opaque uPVC double glazed window and radiator.

BEDROOM 1

10' 7" x 9' 10" (3.24m x 3.01m)

Double bedroom with rear aspect has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 2

9' 10" x 7' 2" (3.02m x 2.20m)

Another good size bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Laid to lawn gardens enjoy the sunshine all day long, various plants and flowers to the frontage and driveway that provides plenty of off road parking. Rear garden is wonderfully enclosed with borders filled with an array of plants, flowers, shrubs and bespoke seating areas that capture the sunshine. Outside lighting and summer house that provides a multitude of purposes; side access to the front of the home.

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING D



SANDS LANE, OULTON BROAD, LOWESTOFT,
TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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