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**Dunston Drive**  
Oulton, Lowestoft, Suffolk, NR32 3BZ  
**£270,000**

MADE to measure BEAUTIFULLY presented EXTENDED bungalow in a POPULAR location... Loved & lived in since BRAND NEW the current vendor has maintained the property wonderfully throughout the years. Accommodation comprises LOUNGE, separate dining room, OPEN-PLAN kitchen / diner & conservatory. 2 DOUBLE bedrooms with ensuite to one PLUS bathroom. uPVC double glazed windows & GCH throughout. Manicured front / rear gardens & DRIVEWAY that provides plenty of off-road parking & an OVERSIZED garage.

\* CALL TO VIEW \*

#### LOUNGE 14' 3" x 11' 7" (4.35m x 3.54m)

Overlooking the rear garden the lounge features fitted carpet, uPVC double glazed bay window, radiator, TV, power point and gas fire with surround; double doors into the...

#### DINING ROOM 11' 0" x 8' 11" (3.37m x 2.74m)

Entertaining room of the home centrally located between with the lounge and the kitchen; fitted carpet, uPVC double glazed window, radiators and power points; door into the...

#### KITCHEN / DINER 17' 1" x 12' 1" (5.23m x 3.70m) max

Open-plan living with space for all to sit around the table; wall and base units with worktop, inset sink / drainer and integral appliances include electric hob with extractor fan and double oven; space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator, TV and power points. Gas central heating boiler in situ and part uPVC double glazed door into the...

#### CONSERVATORY 13' 6" x 9' 8" (4.14m x 2.95m)

Part brick with uPVC double glazed windows to the rear and polycarbonate roof. Fitted carpet, wall lighting, radiator, telephone, TV and power points. Doors out to the driveway and the rear garden.

#### INNER HALLWAY

With access to both bedrooms, bathroom and cupboards that give storage and houses the hot water cylinder / immersion and consumer unit. Fitted carpet, telephone, power points and loft access in situ with ladder, lighting and power point.

#### BATHROOM 8' 10" x 5' 6" (2.70m x 1.68m)

Good size bathroom comprises a low level WC, vanity unit with inset sink and panelled bath. Vinyl flooring, opaque uPVC double glazed window and radiator.

#### BEDROOM 1 11' 1" x 11' 0" (3.40m x 3.37m)

Double bedroom at the front of the home has fitted carpet, uPVC double glazed window, radiator, TV, power points and access to the...

#### ENSUITE

Bespoke ensuite has a suite comprising a low level WC, wash basin and enclosed cubicle with mains shower. Vinyl flooring, radiator, wall lighting and extractor.

#### BEDROOM 2 10' 11" x 10' 0" (3.34m x 3.07m)

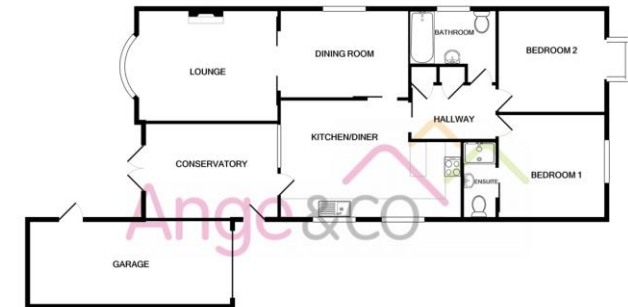
Another double bedroom with front aspect has a uPVC double square bay window; fitted carpet, radiator TV and power points.

#### OUTSIDE

Attractive low maintenance frontage has inset shrubs, power point, water tap and a driveway that provides plenty of off-road parking. Oversized brick GARAGE 20' 5" x 8' 7" (6.24m x 2.64m) has an up and over vehicular door, light, power points, eaves storage and part uPVC double glazed door out to the laid lawn rear garden; seating areas with outside lighting, timber shed and play house.

#### EAST SUFFOLK COUNCIL TAX - BAND C

#### ENERGY PERFORMANCE CERTIFICATE RATING - D



DUNSTON DRIVE, OULTON  
TOTAL APPROX. FLOOR AREA 1172 SQ.FT. (108.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of walls, windows, doors and any other items are approximate and the responsibility is taken for any error, omission, or mis-statement. This plan is for guidance 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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