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Colville Road
Oulton Broad, Lowestoft, NR33 9RA
£235,000

IMMACULATELY presented DETACHED bungalow in desirable South Oulton Broad location. Just a short distance from the heart of OULTON BROAD with a range of amenities including doctors & shops in close proximity, the property is offered to the market with NO ONWARD CHAIN & is READY TO MOVE INTO. Accommodation comprises; entrance hall, SPACIOUS lounge, MODERN fitted kitchen, 2/3 bedrooms, bathroom & a LARGE conservatory. uPVC DG & enclosed rear garden with attractive DRIVEWAY frontage & GARAGE.

NOT TO BE MISSED

ENTRANCE PORCH

Through the uPVC part double glazed door into the entrance porch of this home; providing the perfect place for your outdoor wear and with a further door into the...

INNER HALLWAY

With access to all areas... Fitted carpet, power points and the consumer unit in situ. Door into the...

LOUNGE

16' 2" x 14' 4" (4.94m max x 4.39m max)

Spacious lounge sits at the front of the home and has fitted carpet, uPVC double glazed window, radiator, TV and power points.

KITCHEN

12' 1" x 6' 2" (3.69m x 1.88m)

Fitted kitchen comprises a range of cream shaker style wall and base units with worktop, inset sink / drainer, gas hob with extractor over, wall-mounted oven and space / plumbing for your other chosen appliances. Altro non-slip flooring, uPVC double glazed window, plinth heater, power points and the gas central heating / domestic hot water combination boiler in situ; uPVC part double glazed door leads to the side of the home with covered courtyard giving access to the garage.

BEDROOM 3 / RECEPTION ROOM

11' 5" x 6' 5" (3.49m x 1.98m)

This versatile room can be utilised however you may wish... With fitted carpet, radiator, power points and a handy storage cupboard in situ. uPVC part double glazed French doors lead to the...

CONSERVATORY

15' 10" x 9' 5" (4.84m x 2.88m)

With views of the rear garden, this part brick construction has uPVC double glazed windows and a polycarbonate roof. Vinyl flooring, power points and uPVC part double glazed doors out to the rear garden.

BEDROOM 1

14' 5" x 11' 10" (4.41m max x 3.61m max)

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

BEDROOM 2

8' 3" x 7' 4" (2.54m max x 2.25m max)

Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM

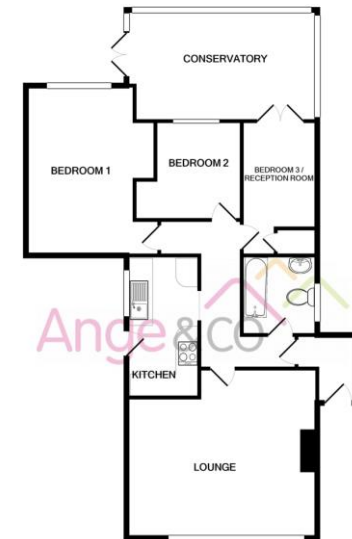
White suite comprises a low level WC, vanity unit with inset basin and a panelled bath with mains shower over. Fitted carpet, opaque uPVC double glazed window, heated towel rail and extractor.

OUTSIDE

Low maintenance brick weave frontage provides off-road parking with mature shrubs set into borders and a GARAGE 16' 9" x 8' 7" (5.11m x 2.63m) with vehicular up and over door, power, light and personnel door leading to the rear garden... Mainly laid to lawn with mature trees and shrubs set into borders, a patio area offers the perfect place for alfresco dining and a timber shed offers your external storage solution. Side access leads round to the front of the property.

EAST SUFFOLK COUNCIL TAX - BAND B

ENERGY PERFORMANCE CERTIFICATE RATING - E



COLVILLE ROAD, OULTON BROAD, NR33 9RA
TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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