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Beccles Road
Oulton Broad, Lowestoft, NR33 8QY
'Offers In Excess Of' £280,000

Situated just a short distance from the heart of OULTON BROAD, this 3/4 bed DETACHED bungalow is offered to the market with NO ONWARD CHAIN. Offering life on one level, the property benefits from EXTENDED & flexible accommodation with the opportunity for you to put your own stamp on throughout. Accommodation comprises; entrance hall, lounge, KITCHEN / DINER, 3/4 bedrooms & shower room. uPVC DG & GCH throughout with enclosed, SUBSTANTIAL rear garden & driveway providing OFF-ROAD PARKING.

ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home. Fitted carpet and door into the...

KITCHEN / DINER

18' 8" x 10' 11" (5.69m x 3.34m max)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator, power points; gas boiler and airing cupboard housing the hot water cylinder in situ. Door into the...

LOUNGE

16' 4" x 11' 11" (4.99m x 3.64m)

Spacious lounge is at the rear of the home and has a dual aspect through the uPVC double glazed windows; fitted carpet, radiator, TV and power points.

RECEPTION ROOM / BEDROOM

15' 0" x 10' 11" (4.58m into bay x 3.34m)

Currently utilised as a lounge, this versatile bay fronted room has fitted carpet, uPVC double glazed windows, radiator, TV, power points and a gas fire in situ.

BEDROOM 1

13' 3" x 11' 0" (4.06m into bay x 3.36m)

Bay fronted double bedroom has fitted carpet, uPVC double glazed windows, radiator and power points.

BEDROOM 2

11' 0" x 9' 10" (3.37m x 3.02m)

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

BEDROOM 3

11' 4" x 8' 11" (3.46m x 2.73m)

Last but certainly not least... Fitted carpet, uPVC double glazed window, radiator and power points.

SHOWER ROOM

White suite comprises a low level WC, vanity unit with inset basin and corner cubicle with electric shower. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

REAR LOBBY

Fitted carpet and uPVC part double glazed door out to the rear garden.

OUTSIDE

With mature shrubs set into borders, the brick weave frontage provides off-road parking. Gated access to the... Mature and mainly laid to lawn rear garden has a range of trees, shrubs and flowers set into beds and borders. Patio area is perfect for alfresco dining, timber summer house provides the perfect place to relax and unwind and the greenhouse provides a place to nurture your own... WORKSHOP / GARAGE gives external storage and has power and light. Outside lighting and water tap.

EAST SUFFOLK COUNCIL TAX - BAND C

ENERGY PERFORMANCE CERTIFICATE RATING - E



BECCLES ROAD, LOWESTOFT, NR33 8QY
TOTAL APPROX. FLOOR AREA 978 SQ. FT. (90.8 SQ. M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Metapix 6/2022

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

