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Holton Avenue
Oulton, Suffolk, NR32 4RR
POA

Set in the SOUGHT-AFTER location of Oulton this DETACHED 3 bed bungalow is DECEPTIVELY SPACIOUS & WELL-PRESENTED throughout...

ENTRANCE HALLWAY

Through the uPVC double glazed door into the entrance hallway of this spacious bungalow; with access to all areas, the hallway has Karndean flooring, radiator, power points and cupboard gives storage. Door into the...

LOUNGE

14' 2" x 11' 2" (4.32m x 3.42m)

Overlooking the front of the home through the uPVC double glazed window, the lounge has Karndean flooring, radiator, TV and power points.

KITCHEN / DINER

16' 6" x 10' 9" (5.05m max x 3.28m max)

Modern fitted kitchen comprises a range of high gloss wall and base units with granite worktop, inset ceramic sink integrated appliances include fridge / freezer, dishwasher and a range cooker with extractor over. Karndean flooring, 2 Velux windows, power points and door into the...

RECEPTION ROOM

12' 4" x 10' 4" (3.76m x 3.16m)

Stunning extension of the kitchen area has a vaulted ceiling and ambient lighting and offers views over the rear garden through the uPVC double glazed French doors; Karndean flooring, uPVC double glazed windows, TV and power points.

BEDROOM 1

13' 9" x 12' 0" (4.20m x 3.68m)

Double bedroom has fitted carpet, uPVC double glazed window, radiator and power points; built-in wardrobes, wall cabinets and bedside tables offer your storage solution. Door into the...

ENSUITE / WET ROOM

White suite comprises a vanity unit with inset wash basin, low level WC and walk-in double cubicle with mains shower. Tiled top to toe, opaque uPVC double glazed window and heated towel rail.

BEDROOM 2

10' 7" x 8' 9" (3.23m x 2.68m)

Another double bedroom overlooking the rear garden has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 3

9' 2" x 9' 1" (2.80m x 2.79m)

With front aspect this double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM

White suite comprises a low-level WC, pedestal basin and panelled bath with mains shower over. Tiled top to toe, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

Low maintenance front garden has a part concrete and shingle driveway providing off road parking for several vehicles and a veggie plot and green house to the front.

SIDE TIMBER OUTBUILDING

26' 10" x 6' 9" (8.18m x 2.06m) MAX

L-shaped handy wooden storage to the side of the home has light and power points.

TANDEM TIMBER GARAGE 30' 1" x 8' 4" (9.19m x 2.55m)

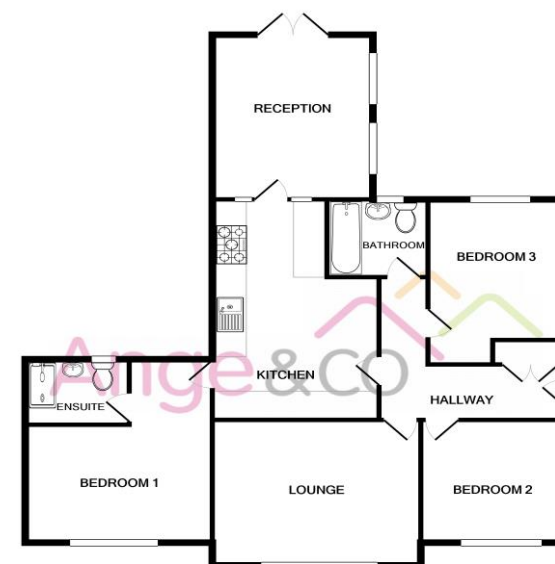
Exceptional in length the garage features double vehicular doors, light and power points.

OFFICE OUTBUILDING 9' 8" x 8' 6" (2.96m x 2.60m)

Currently utilised as an office - insulated with carpet, sky light, built-in wall storage, light and power points.

REAR GARDEN

Artificial grass with large patio area and pergola allows you to entertain no matter the weather. Outside lighting, water tap and another covered area that gives storage or perhaps the ideal BBQ area - the choice is yours.



HOLTON AVENUE, OULTON, NR32 4RR
TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 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.
Made with Metropix 62022

**GAS CENTRAL HEATING / uPVC DOUBLE
GLAZING & SOLAR PANELS**

**EAST SUFFOLK COUNCIL TAX - BAND C
EPC RATING - C**

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.