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Claydon Drive
Oulton Broad, Lowestoft, NR32 3DZ
£350,000

Situated in a POPULAR North Lowestoft location close to Oulton Village, this detached property has been considerably EXTENDED & IMPROVED by the current owners & is offered in EXCELLENT condition throughout. With OPEN-PLAN living spaces & an attractive garden, the property is ideal for families or those who love to entertain. Conveniently located close to a popular primary school as well as a range of amenities including supermarkets, medical facilities, a popular butchers & florists. Early viewing is advised.

Accommodation comprises; entrance hall, CLOAKROOM / WC, spacious lounge, OPEN-PLAN kitchen / diner with part vaulted ceiling & garden access. 3 first floor bedrooms with family bathroom. uPVC DG & GCH throughout. Rear lobby with GARAGE access & additional reception / OFFICE SPACE. Enclosed rear garden with DRIVEWAY providing ample off-road parking.

ENTRANCE HALLWAY

Through the part glazed door into the entrance hallway of this spacious family home... Fitted carpet, opaque uPVC double glazed window, radiator and door into the...

CLOAKROOM / WC

White suite comprises a low level WC and corner wash basin. Tiled flooring and opaque uPVC double glazed window.

LOUNGE

17' 10" x 10' 5" (5.45m x 3.19m)

Overlooking the front of the home through the uPVC double glazed window, the lounge has fitted carpet, radiator, TV and power points. Door into the...



KITCHEN / DINER / FAMILY ROOM**22' 5" x 20' 11" (6.85m x 6.39m)**

Open-plan kitchen / diner / family room has a partly vaulted ceiling with Velux windows and is certainly the heart of this home... Modern fitted kitchen comprises a range of cream shaker style base units with wooden worktop, inset sink / drainer, integrated dishwasher, extractor and space / plumbing for your chosen appliances. Wooden flooring, uPVC double glazed window, built-in cupboard gives storage, power points and breakfast bar. The family room has fitted carpet, radiator, TV and power points; uPVC double glazed French doors out to the rear garden and a wood burner with brick hearth. Door into the...

SIDE LOBBY

Connecting the front of the home to the rear garden, the side lobby provides the perfect place for your outdoor wear, with tiled flooring and access to the garage, utility and the...

RECEPTION ROOM / OFFICE**17' 5" x 5' 8" (5.32m x 1.73m)**

Providing a versatile space for you to utilise as you wish; fitted carpet, uPVC double glazed window, TV and power points.

UTILITY**8' 6" x 6' 6" (2.61m x 1.99m)**

With space / plumbing for your chosen appliances, the utility has power points and the gas central heating / domestic hot water combination boiler.

**FIRST FLOOR - LANDING**

Carpeted stairs to the first floor with access to all bedrooms and bathroom. Fitted carpet, uPVC double glazed window, radiator, power points and loft access in situ.

BEDROOM 1**10' 11" x 10' 5" (3.34m x 3.20m)**

Good size double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2**10' 9" x 9' 2" (3.29m x 2.81m) max**

Fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard gives storage.

BEDROOM 3**7' 6" x 6' 7" (2.29m x 2.03m) max**

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

**BATHROOM**

White suite comprises a low level WC, pedestal basin and panelled bath with shower and screen. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

Laid to lawn frontage has an array of mature shrubs and plants set into borders with a patio area. Driveway provides off-road parking and leads to the GARAGE (11' 5" x 8' 6" (3.48m x 2.61m)) with vehicular up and over door, power and light. To the rear, the low maintenance garden has artificial grass with mature trees and shingle borders; patio area provides the perfect place for alfresco dining. Outside lighting, water tap and power points.

EAST SUFFOLK COUNCIL TAX - BAND C**ENERGY PERFORMANCE CERTIFICATE RATING - D**

GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



CLAYDON DRIVE, LOWESTOFT, NR32 3DZ

TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Ange & Co
Independent Estate Agent

**ALL MAINS SERVICES
GAS CENTRAL HEATING
East Suffolk Council
Tax - C
EPC Rating - D**

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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.

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