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**Beverley Close**  
Oulton Broad, Lowestoft, NR33 8QQ  
**£280,000**

**FABULOUS LOCATION!** Set in a quiet cul-de-sac in South Oulton Broad, this property is ideally located whether work, rest or play with local amenities & good schooling nearby... Accommodation comprises entrance hallway, SPACIOUS LOUNGE, kitchen / diner with SEPARATE UTILITY & conservatory; 3 bedrooms, family bathroom & cloakroom / WC. uPVC double glazing & GCH throughout. Laid to lawn front & rear gardens; driveway & GARAGE.

**\*CALL NOW TO VIEW\***

### ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway... Providing the perfect place for your outdoor wears the hallway features laminate flooring, power points and under stair cupboard gives storage. Door into the...

### LOUNGE

**15' 8" x 12' 2" (4.78m x 3.71m max)**

Lovely size lounge has a double aspect with uPVC double glazed windows overlooking the front and side of the home. Fitted carpet, radiator, TV and power points. Door into the...

### KITCHEN / DINER

**15' 7" x 11' 0" (4.76m x 3.37m) max**

Open-plan kitchen / diner provides the perfect place to entertain while creating your culinary delights... Modern fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, oven with electric hob and extractor over; space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiator, TV and power points. Under stair cupboard gives storage and uPVC double glazed sliding doors into the...



**CONSERVATORY****15' 8" x 8' 4" (4.78m x 2.56m)**

Fabulous addition to the home giving another reception room to utilise as you wish... Part brick construction with uPVC double glazed windows and polycarbonate roof. Vinyl flooring, power points and French uPVC double glazed doors out to the rear garden.

**UTILITY ROOM****6' 11" x 6' 6" (2.13m x 2.00m)**

A handy extension of the kitchen space... Wall and base units with worktop and space / plumbing for your chosen appliances. Vinyl flooring, opaque uPVC double glazed window and radiator. Door into the...

**CLOAKROOM / WC**

White suite comprises a low level WC and pedestal basin. Laminate flooring, opaque uPVC double glazed window and radiator.

**FIRST FLOOR - LANDING**

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

**BEDROOM 1****12' 5" x 9' 1" (3.80m x 2.79m)**

Good size double bedroom has a double aspect with windows to the front and side of the home. Fitted carpet, radiator, power points, built-in wardrobe gives storage and an air-con unit in situ.

**BEDROOM 2****8' 9" x 8' 3" (2.69m x 2.53m)**

Another double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

**BEDROOM 3****8' 11" x 6' 3" (2.72m x 1.93m)**

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

**BATHROOM**

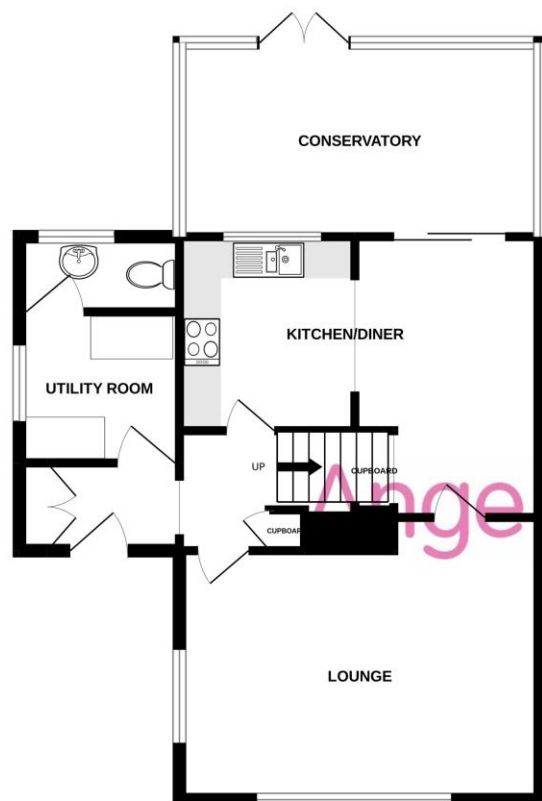
White suite comprises a low level WC, vanity unit with inset basin and a panelled bath with mixer tap and shower over. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

**OUTSIDE**

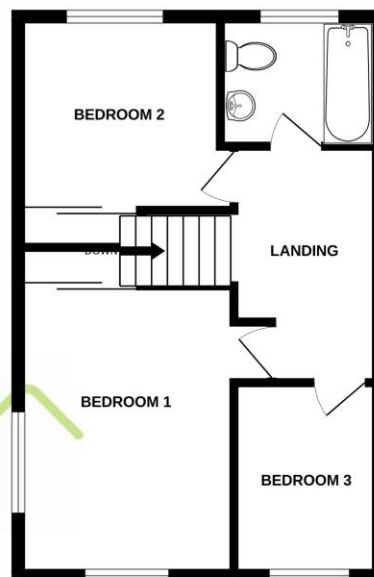
Attractive frontage is laid to lawn with shrubs set into borders. Brick weave driveway provides ample off-road parking and gives access to the... Brick built single GARAGE with vehicular up and over door, light, power points and window. To the rear, the predominantly laid to lawn garden has two perfectly positioned patio areas. Gated access to the front of the home, outside lighting, power points and water tap.

**FREEHOLD TENURE****EAST SUFFOLK COUNCIL TAX - BAND B****ENERGY PERFORMANCE CERTIFICATE RATING - F**

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



BEVERLEY CLOSE, OULTON BROAD, NR33 8QQ

TOTAL FLOOR AREA : 986 sq.ft. (91.6 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

**Freehold Tenure**  
**East Suffolk Council**  
**Tax - B**  
**EPC Rating - F**

**Ivy Lane, Oulton Broad**  
**Lowestoft, NR33 8QH**

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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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