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**Kevington Drive**  
Oulton Broad, Lowestoft, NR32 3JL  
**'Offers In Excess Of' £410,000**



Situated in a quiet cul-de-sac in Oulton Broad, this extended detached home has been considerably improved by the current owners. A short distance from one of the areas most popular primary schools, the property is well presented throughout & ready to move into.

Accommodation comprises; porch, entrance hall, cloakroom / WC, spacious lounge / diner & modern kitchen / breakfast room. 4 bedrooms and family bathroom with uPVC DG & GCH throughout. Set on a corner plot with a fantastic garden room, perfect for entertaining as well as a working salon in the converted garage and ample off-road parking.

- EXTENDED DETACHED HOME
- GENEROUS CORNER PLOT
- HOME SALON IN CONVERTED GARAGE
- FANTASTIC GARDEN ROOM

#### ENTRANCE HALLWAY

Through the part double glazed door into the entrance hallway of this well presented home. With access to all areas, the hallway has laminate flooring, uPVC double glazed windows, radiator, power points and under stair cupboard gives storage.

#### CLOAKROOM / WC

White suite comprises a low level WC and wash basin. Laminate flooring and radiator.

#### LOUNGE / DINER

20' 10" x 13' 10" (6.37m x 4.24m)

Spacious lounge / diner has a dual aspect to the front and rear of the home through the uPVC double glazed windows... Laminate flooring, radiator, wall lighting, TV and power points.



**KITCHEN / BREAKFAST ROOM****16' 4" x 11' 8" (5.00m x 3.58m)**

Modern fitted kitchen comprises a range of grey gloss wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator and power points. uPVC part double glazed door out to the rear garden and cupboard housing the gas central heating boiler.

**FIRST FLOOR - LANDING**

Carpeted stairs to the first floor with doors to all bedrooms and bathroom. Fitted carpet, uPVC double glazed window and radiator.

**BEDROOM 1****16' 11" x 11' 9" (5.16m x 3.60m)**

Good size double bedroom has a dual aspect to the front and rear of the home through the uPVC double glazed windows. Fitted carpet, radiator, power points and built-in wardrobes offer your storage solution.

**BEDROOM 2****9' 4" x 14' 9" (2.86m x 4.51m into wardrobes)**

Another double bedroom with fitted carpet, uPVC double glazed window, radiator, wall lighting and power points.

**BEDROOM 3****11' 1" x 7' 11" (3.40m x 2.43m minimum)**

Fitted carpet, uPVC double glazed window, radiator and power points; loft access in situ with ladder. Opening into...

**BEDROOM 4****8' 1" x 6' 3" (2.47m x 1.92m)**

Originally the fourth bedroom; however, now incorporated into bedroom 3, this versatile space has a variety of potential uses... Fitted carpet, uPVC double glazed window, radiator and power points.

**BATHROOM****8' 1" x 6' 4" (2.47m x 1.95m)**

Modern white suite comprises a low level WC, vanity unit with inset basin and 'P' shaped panelled bath with mains shower and screen. Tiled top to toe with opaque uPVC double glazed window, heated towel rail and built-in airing cupboard housing the hot water cylinder.

**SALON**

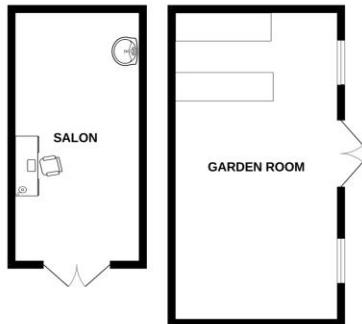
Originally the garage, this fully functioning salon has tiled flooring, wash basin and power points. uPVC double glazed French doors out to the front of the home.

**OUTSIDE**

Situated on a generous corner plot, the property has a low maintenance frontage with shingle driveway providing off-road parking, mature shrubs set into a border and steps to the front of the home; double vehicular gates lead to further parking. To the rear, the tiered garden is mainly laid to lawn with perfectly positioned patio areas and a generous timber shed offering your external storage solution. Spacious GARDEN ROOM (23' 2" x 12' 6" (7.08m x 3.83m)) has tiled flooring, uPVC double glazed windows, TV and power points; uPVC double glazed French doors out to the rear garden. Outside lighting and water tap.

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

GROUND FLOOR  
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



KEVINGTON DRIVE, OULTON BROAD, LOWESTOFT

TOTAL FLOOR AREA: 1669 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only. 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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Freehold Tenure

East Suffolk Council Tax – Band C

EPC Rating – D

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