



165 NORMANSTON DRIVE
OULTON BORAD



We are delighted to offer this deceptively spacious detached three bungalow situated in the desirable location of Oulton Broad.

Entering the property into the entrance hall, two of the bedrooms are located to the left with windows to the front aspect of the property, bedroom 2 also benefits from a box bay window to the side aspect, there is also a family bathroom, airing cupboard and the generous master bedroom with a window to the side aspect. All the bedrooms are double bedrooms offering flexibility and space. The kitchen breakfast room is located off the entrance hall and has windows to the side aspect. There is a door leading from the kitchen through to a rear hallway. The rear hallway has a large 5ft cupboard housing the gas boiler, and doors leading to the shower room and the 19ft lounge diner, the lounge diner has French doors opening to the rear gardens and a window facing the rear aspect.

The property is approached via a brick weave driveway housing off road parking for several cars with gated access to the rear gardens via both sides of the property. There is a gated storage area which leads to a timber shed.

The south facing rear gardens are mainly laid to lawn with a paved patio area and a pathway leading to a rear gate which has access to further parking, this parking area is accessed via a private road (shared with the neighbouring properties). The rear garden also has a good size shed which is split into two with power and light.

SERVICES

Mains electric, gas, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Band B



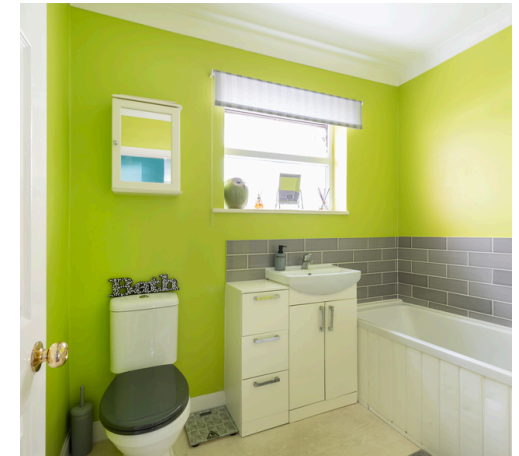


POPULAR
LOCATION

FLOOR PLAN



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**