



Aldreds
Estate Agents

107 Beccles Road

Oulton Broad, Lowestoft, NR33 8QU

£195,000



107 Beccles Road

Oulton Broad, Lowestoft, NR33

*** STUNNING 3 BEDROOMED FAMILY HOME *** Aldreds are delighted to offer this superb property situated in this very desirable Oulton Broad location being within walking distance of Oulton Broad National Park and Carlton Marshes. This spacious accommodation includes 2 Reception rooms, quality fitted kitchen, ground floor bathroom and to the first floor there is a landing and 3 bedrooms. To the outside of the property there is a front driveway providing parking for 2 cars and a further rear driveway providing further off road parking for a variety of cars/leisure vehicles. The large garden is simply beautiful which is south facing and laid to lawn with a range of flowers and shrubs along with a summer house/workshop and a raised decked seating area. There are also the benefits of gas fired central heating and Upvc double glazing. The property really is presented to a beautiful standard from top to bottom and an early viewing is strongly advised. No Chain.

Lounge

11'4" x 11'5" (3.46 x 3.48)

Fitted carpet, picture rails, flat plastered ceiling, feature fireplace, radiator, Upvc window, power points, T.V point.

Inner Hallway

Fitted carpet, stairs off to the first floor.

Dining Room

10'6" x 11'5" (3.22 x 3.48)

Fitted carpet, picture rails, flat plastered ceiling, radiator, power points, Upvc window, full length walk in under stair cupboard.

Kitchen

12'4" x 5'10" (3.78 x 1.802)

Ceramic tiled flooring, country style solid timber kitchen with a range of wall and base units, solid timber work surfaces, butler style ceramic sink, recess for all white goods including plumbing for washing machine, tiled splash backs, inset spot lighting, extraction cooker hood, Upvc window, Upvc door leading to rear garden.





Family Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, heated towel rail, fully tiled walls, extractor fan, Upvc window.

First Floor

Small landing with fitted carpet.

Bedroom 1

11'8" x 11'5" (3.58 x 3.50)

Fitted carpet, picture rails, flat plastered ceiling, Upvc window, power points, radiator, full length walk in cupboard/wardrobe.

Bedroom 2

10'3" x 11'5" (3.13 x 3.5)

Fitted carpet, picture rail, flat plastered ceiling, Upvc window, power points, radiator, door leading to Bedroom 3.

Bedroom 3

12'0" x 5'10" (3.66 x 1.8)

Laminate flooring, flat plastered ceiling, Upvc window, power points, radiator.



Outside

Outside To The Front

There is a driveway providing parking for 2 cars which is laid to shingle with brick weave footpath leading to front door. Enclosed by low level timber fencing.

Outside To The Rear

There is a courtyard garden leading out to a rear driveway providing further off road parking with a pitched roof garage. Further to the rear there is an amazing long spacious south facing lawned garden with a full range of flowers and shrubs, timber pergolas, purpose built workshop/summer house, leading out to some raised decking, being perfect for summer parties, private rear and side aspect all enclosed by high fencing.



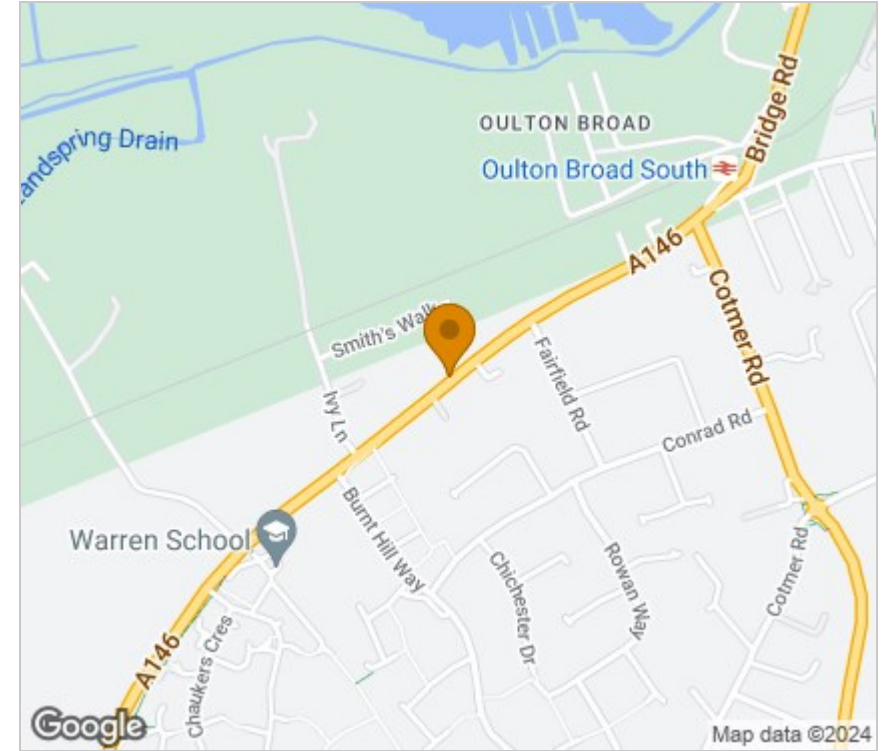
Services And Tenure

Freehold - Council Tax Band A - Mains Water And Drainage - Mains Electricity And Gas

Floor Plan



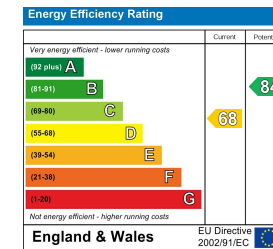
Area Map



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA