



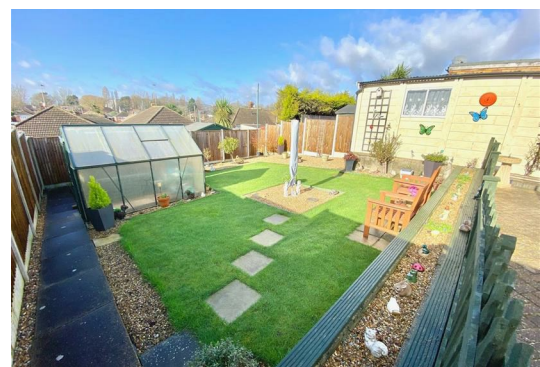
27 Claydon Drive

Oulton Broad, Lowestoft, NR32 3DY

Asking Price £259,995



*** VERY WELL PRESENTED THROUGHOUT *** This lovely Bungalow is located in this sought after North Oulton Broad location and really is presented beautifully. The spacious accommodation includes, Lounge, kitchen/diner, Modern shower room, 2 double bedrooms, along with the addition of a fully heated conservatory with a thermal roof which was installed in 2023. Upvc windows and doors were installed approx 2021. The rear lawned garden is private. On the frontage has ample parking and a garage, Early viewing advised to fully appreciate this immaculately presented property.



Entrance Porch

Upvc entrance doors.

Wide L-Shaped Entrance Hall

Fitted carpet, coved ceiling, radiator, full length storage cupboard.

Kitchen 12'4" x 10'1" (3.76 x 3.08)

Tiled effect laminate flooring, range of modern kitchen units, extended work surfaces, double stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, radiator, power points, double aspect Upvc windows, Upvc door leading to rear garden, stainless steel built electric oven with matching four burner gas hob, stainless steel extraction cooker hood, tiled splash back, ample space for dining table and chairs, wall mounted modern energy efficient combination boiler.

Lounge 16'1" x 11'11" (4.91 x 3.64)

Fitted carpet, coved ceiling, large aspect Upvc bay window, radiator, power points, T.V point, fireplace with freestanding electric fire.

Bedroom 1 11'2" x 12'0" (3.41 x 3.66)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

Bedroom 2 11'1" x 10'0" (3.39 x 3.05)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point, radiator, double sliding doors into Garden Room

Conservatory 10'2" x 11'0" (3.12 x 3.37)

Fitted flooring, all weather solid pitched thermal roof (installed 2023), large aspect Upvc windows, radiator, power points, double patio style Upvc doors leading to rear garden.

Shower Room 6'7" x 7'6" (2.02 x 2.29)

Ceramic tiled flooring, double corner shower cubicle enclosed by curved glass screen doors, part tiled walls, vanity sink, low level W.C, Upvc window, radiator.

Outside Front

An open plan brickweave garden with spacious driveway leading to detached garage with up and over door and electric.

Outside Rear

Beautiful private lawned garden with patio seating area. Raised timber decking, a range of stoned borders, large greenhouse, all enclosed via high fencing.

Tenure - Freehold

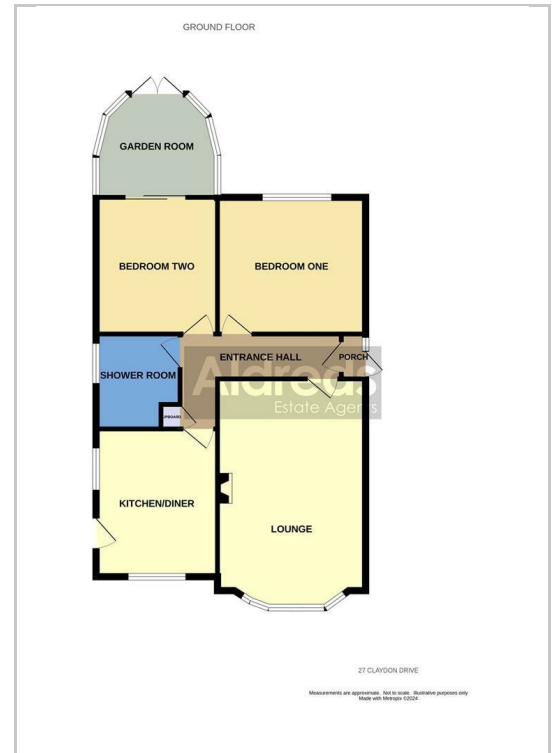
Council Tax Band - C

Services - Mains Gas - Electricity & Drains

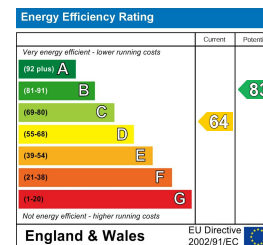
Area Map



Floor Plans



Energy Efficiency Graph



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