



10 Clifford Drive

Oulton Broad, Lowestoft, NR33 9EU

£250,000



*** LARGE 4 BEDROOM FAMILY HOME *** Set in this sought after South Oulton Broad location. This property has been very well extended to create 2 reception rooms and an open plan kitchen/diner along with 4 generous sized bedrooms. The large driveway offers ample off road parking leading to a carport and garage. Other benefits also include gas central heating and Upvc windows and a private lawned rear garden. ** Early viewing advised **



Entrance Hall

Fitted carpet, under stair storage recess, radiator, sealed unit double glazed entrance door, stairs off to the first floor.

Lounge 10'4" x 16'8" (3.16 x 5.09)

Fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, T.V point, cast iron open fire, fully working with marble effect hearth, wide opening leading to the dining room.

Dining Room 7'7" x 11'0" (2.32 x 3.36)

Fitted carpet, coved ceiling, Upvc window, radiator, wide opening leading to the open plan kitchen/diner.

Kitchen/Dining Room 10'11" x 18'3" (max) (3.33 x 5.58 (max))

Laminate flooring, range of white gloss fitted kitchen units, extended roll top work surfaces, double stainless steel sink with single drainer, power points, tiled splash backs, recess for white goods with plumbing for washing machine & dishwasher, double aspect Upvc windows, ample space for family sized dining table and chairs, wall mounted energy efficient combination boiler, radiator, spot lighting, Upvc door leading to rear garden.

First Floor

Landing with fitted carpet, coved ceiling, loft access leading to insulated loft space.

Bedroom 1 9'11" x 13'4" (3.04 x 4.08)

Laminate flooring, double aspect Upvc windows, radiator, power points, T.V point.

Bedroom 2 10'0" x 8'10" (3.07 x 2.7)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point, radiator.

Bedroom 3 8'0" x 13'3" (2.46 x 4.06)

Fitted carpet, coved ceiling, radiator, Upvc window, power points, door leading to Bedroom 2.

Bedroom 4 9'1" x 9'10"(max) (2.78 x 3.02(max))

Timber effect vinyl flooring, radiator, coved ceiling, power points, Upvc window.

Family Bathroom

White bathroom suite comprising a shower set over a panel bath, vanity sink unit, low level W.C, part tiled walls, Upvc window.

Outside

To The Front - Large driveway leading to a garage and carport.

To The Rear - A private enclosed lawned garden

Tenure - Freehold

Services - Gas Electricity and Mains Drainage

Council Tax Band - B

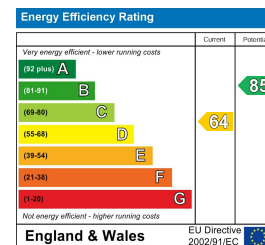
Area Map



Floor Plans



Energy Efficiency Graph



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