

**Aldreds**  
Estate Agents



5 Farrer Drive

Oulton Broad, Lowestoft, NR32 3BF

Offers In Excess Of £320,000



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## 5 Farrer Drive

Oulton Broad, Lowestoft, NR32 3BF

**\*\* BUILT IN 2021 BY OLDMAN HOMES \*\*** Aldreds are delighted to offer this immaculate 3 bedroom detached family home in turn key and move in condition. Quality fixtures and fittings throughout and all the LVT flooring and Bosch built in cooking appliances are included in the asking price. The accommodation is bright and airy and features a glass and timber staircase/galleried landing. Located fantastically within North Oulton. Early viewings are strongly advised to appreciate this quality home. **\*\*\* NO CHAIN \*\*\***

### Entrance Hall

LVT timber effect flooring, flat plastered and coved ceiling, sealed unit double glazed entrance door, feature timber and glass staircase leading off to the first floor, under stair storage cupboard, radiator, power points.

### Cloakroom

LVT timber effect flooring, pedestal sink, tiled splash back, low level W.C, Upvc window, radiator, flat plastered & coved ceiling.

### Lounge

10'9" x 19'3" (3.29 x 5.89)

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, radiator, T.V point, double doors leading to the Kitchen/Diner.

### Kitchen/Diner

17'11" x 10'4" (5.48 x 3.17)

LVT timber effect flooring, full range of quality fitted kitchen units with integral appliances including fridge/freezer, dishwasher, Bosch stainless steel oven with matching four burner ceramic hob, glass splash back, stainless steel extraction cooker hood, double composite sink with single drainer, Upvc window, power points, central breakfast bar with ample space for family sized dining table and chairs, double aspect Upvc windows, double patio doors leading to rear garden, radiator, flat plastered and coved ceiling with inset spot lighting.

### First Floor

Galleried landing with feature timber and glass staircase, flat plastered and coved ceiling, loft access leading to insulated loft space, power points, Upvc window.





### Bedroom 1

14'4" x 12'2" (4.38 x 3.73 )

Fitted carpet, flat plastered and coved ceiling, power points, radiator, Upvc window, T.V point, full length airing/storage cupboard housing the modern energy efficient boiler.

### En-Suite Bathroom

LVT timber flooring, fully tiled double shower cubicle, pedestal sink, low level W.C, full length heated towel rail, Upvc window, tiled splash backs, shaver socket, extractor fan, inset spotlighting.

### Bedroom 2

10'8" x 12'5" (3.27 x 3.81 )

Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points.

### Bedroom 3

9'4" x 7'6" (2.87 x 2.3)

LVT timber effect flooring, Upvc window, power points, radiator.



### Family Bathroom

LVT flooring, quality fitted bathroom suite, tiled splash backs, Upvc window, heated towel rail, extractor fan.

### Tenure & Services

Freehold

Council Tax Band - C

Mains Gas Electricity And Drainage

### Outside To The Rear

There is a beautifully presented lawned garden with patio footpath and a further rear patio seating area, raised flower and shrub borders enclosed by railway sleepers, enclose by high fencing with gate leading to front driveway.



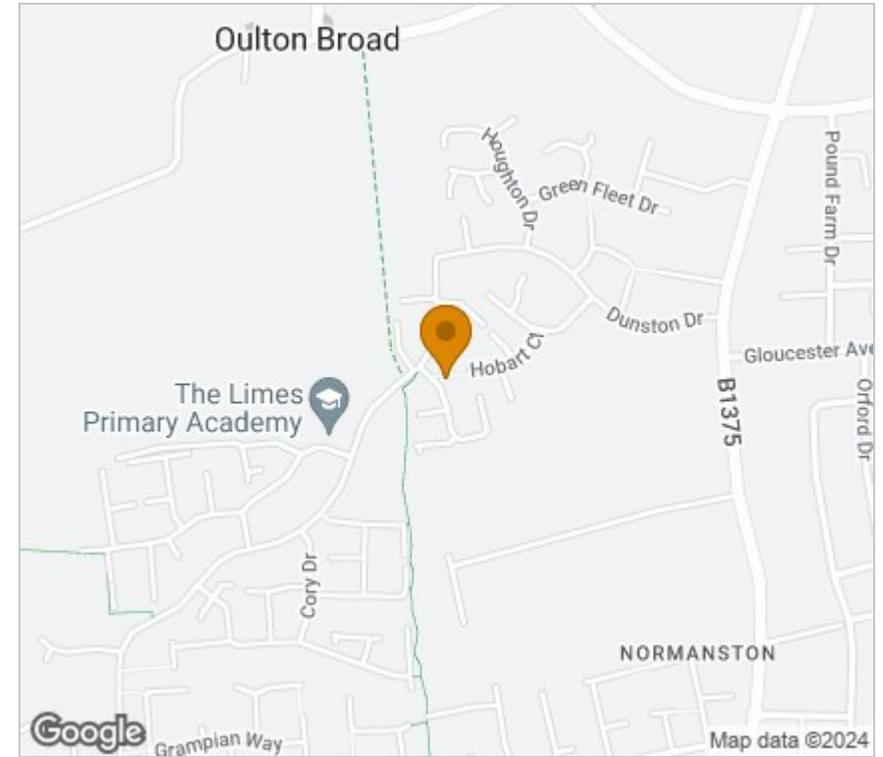
### Outside To The Front

There is a open planned garden with long driveway providing ample off road parking leading to a pitched roof brick built garage with power points and lighting.

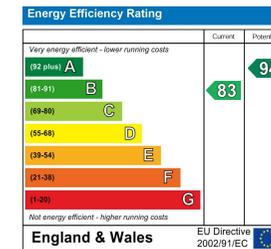
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

### Disclaimer

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