

**Aldreds**  
Estate Agents



15 Heigham Drive  
Oulton Broad, Lowestoft, NR33 9DY

Asking Price £269,995



## 15 Heigham Drive

Oulton Broad, Lowestoft, NR33

\*\*\* REFURBISHED AND REFITTED TO A VERY HIGH STANDARD THROUGHOUT \*\*\* Aldreds are delighted to offer this 2 bedroomed detached bungalow situated in this very desirable South Oulton Broad location. The property has been refitted to a very high specification with no expense spared and an early viewing is recommended to appreciate this fantastic bungalow. The spacious accommodation includes a wide entrance hall, large lounge, spacious open plan kitchen/diner which leads in to a garden room/conservatory. 2 double bedrooms and a fantastic family shower room. There is also generous outside space with a large driveway providing ample off road parking which leads to a modern car port and purpose built over size double garage with electric door. There is a private rear garden which has been laid to brand new turf. There are also the benefits of gas fired central heating and Upvc double glazed windows and doors throughout. A stunning bungalow in simply turnkey and move in condition. Viewing strongly recommended. No onward chain.

### L-Shaped Entrance Hall

Upvc entrance door, quality high gloss laminate flooring, flat plastered & coved ceiling, inset spotlighting, full length storage/cloak cupboard housing the modern energy efficient combination boiler, radiator, power points, loft access leading to fully insulated loft space.

### Lounge

11'1" x 13'10" (3.38 x 4.24)

Quality high gloss laminate flooring, flat plastered and coved ceiling, large aspect Upvc window, power points, T.V point, radiator, telephone socket.

### Open Plan Kitchen/Diner

10'9" x 16'7" (3.28 x 5.07)

Quality high gloss laminate flooring, flat plastered ceiling with inset spotlighting, full range of brand new quality fitted kitchen units, extended work surfaces, poly carbonate sink with flexible multi functional tap, recess for all white goods, inbuilt stainless steel oven with matching four burner ceramic hob, glass splash back, extraction cooker hood, double aspect Upvc windows, ample space for family dining table and chairs, radiator, large aspect Upvc window and Upvc door leading to conservatory/garden room.





### Conservatory/Garden Room

Fitted carpet, pitched poly carbonate roof, large aspect Upvc windows, Upvc door leading to the rear garden.

### Shower Room

Ceramic tiled flooring, brand new quality shower suite comprising of a double walk in floor level shower cubicle with multi functional shower heads, flat plastered ceiling with inset spotlighting, vanity sink unit, low level W.C, Upvc window, aqua board splash backs, full length heated towel rail.

### Bedroom 1

8'11" x 12'7" (2.74 x 3.84 )

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

### Bedroom 2

9'6" x 8'7" (2.92 x 2.64 )

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



### Services & Tenure

Freehold

Council Tax Band C

Mains Electric Gas And Drainage

### Outside To The Front

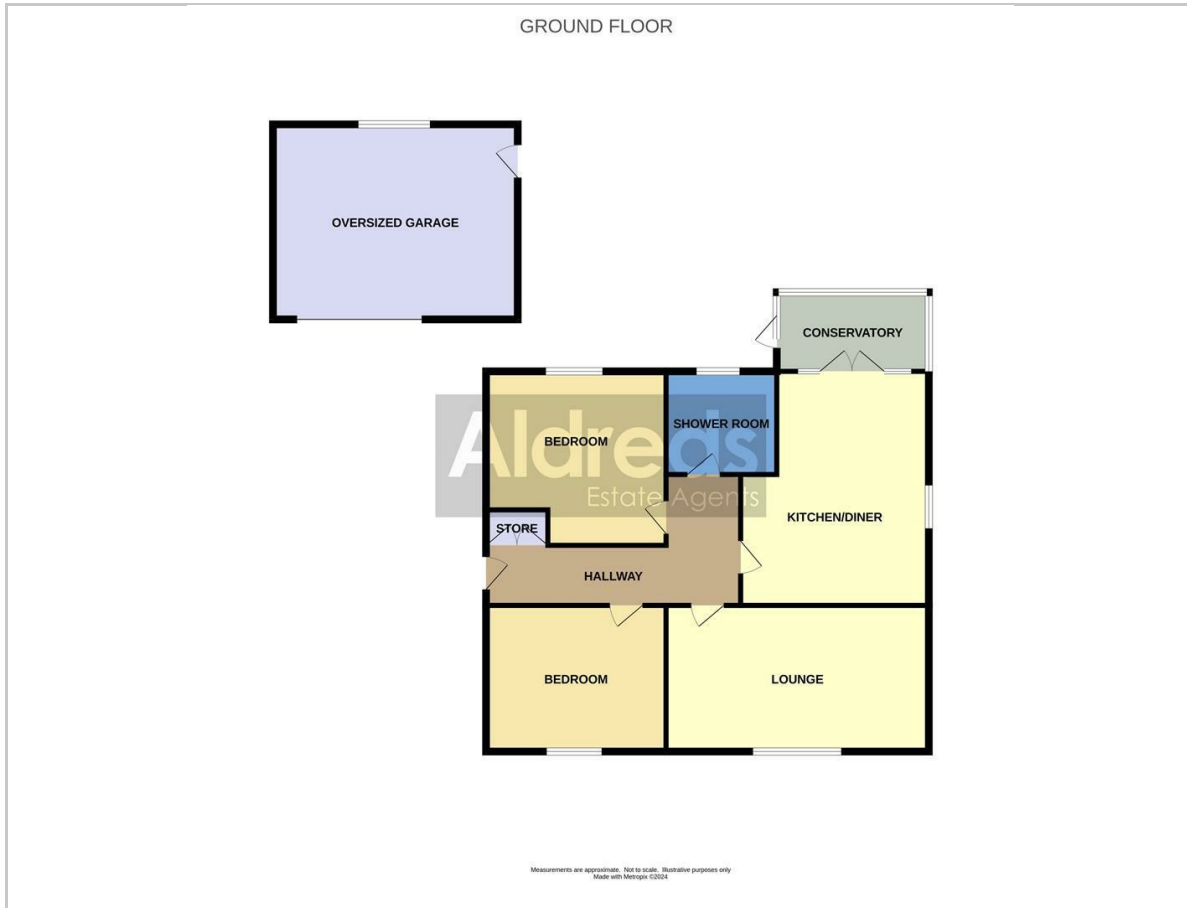
There is a impressive frontage which is laid to lawn providing parking for 5 or 6 cars giving ample space for a caravan or leisure vehicles that leads to a car port which further leads to a purpose built double width garage with electric up and over door, power points and lighting.

### Outside To The Rear

There is an immaculately presented lawned garden which has been freshly laid to turf with rear patio seating area, private rear and side aspect enclosed by modern timber fencing with side access leading to front driveway.



## Floor Plan



## Viewing

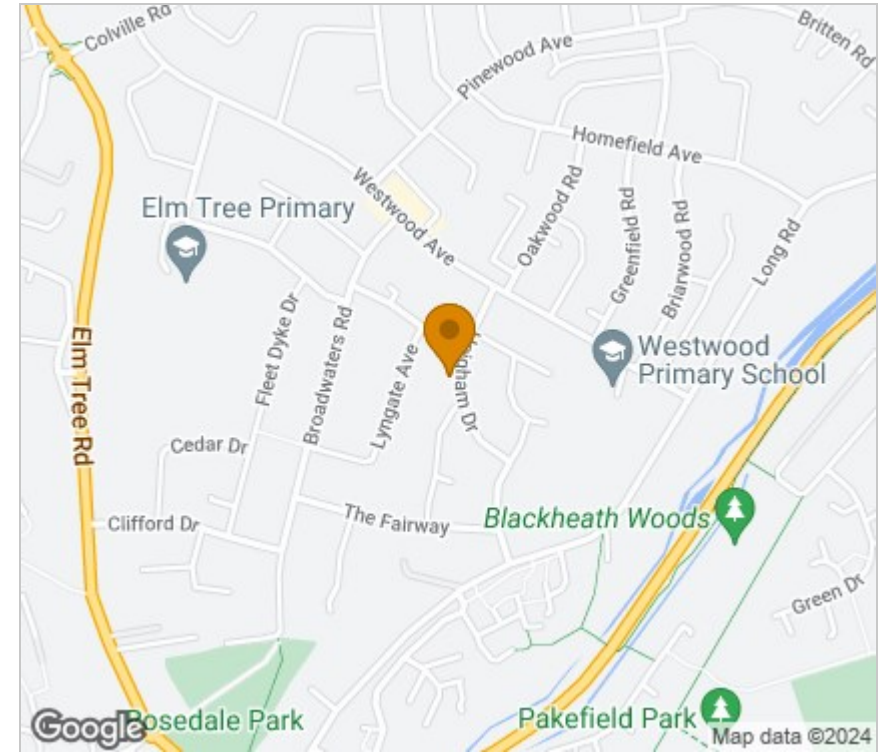
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

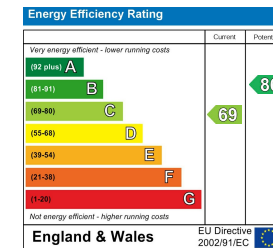
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## Area Map



## Energy Efficiency Graph



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