



22 Conrad Road

Oulton Broad, Lowestoft, NR33 8QB

£280,000



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Entrance Porch

Ceramic tiled flooring, sealed unit double glazed entrance door.

Wide Entrance Hall

Fitted carpet, stairs off to first floor, radiator.

Lounge

16'7" x 11'8" (5.07 x 3.56)

Fitted carpet, patio doors leading to the rear garden, coved ceiling, power points, modern timber fireplace with inset living flame electric fire, radiator, power points, T.V point.

Kitchen/Breakfast Room

8'10" x 23'5" (2.70 x 7.16)

Laminate flooring, full range of quality fitted modern kitchen units, central island, extended roll top work surfaces, in built dishwasher, recess for all white goods including plumbing for a washing machine, eye level integral double electric oven, roll top breakfast bar, stainless steel sink with single drainer, tiled splash backs, power points, Upvc window, Upvc door leading out to the rear garden, radiator., full length storage cupboard, further full length airing cupboard, further under stair storage cupboard, spotlighting, double doors leading to the dining room.

Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, half tiled walls, extractor fan.

Dining Room

11'0" x 8'4" (3.37 x 2.55)

Fitted carpet, coved ceiling, Upvc window, radiator, double doors leading in the kitchen/breakfast room, ample space for family size dining table and chairs.

Bedroom 4/Sitting Room

8'4" x 18'3" (2.55 x 5.58)

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

First Floor

Full size central landing, fitted carpet, loft access leading to insulated loft space.

Bedroom 1

12'4" x 11'8" (3.77 x 3.58)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full range of fitted bedroom furniture including wardrobes and drawers, further full length double cupboard/wardrobe.

Bedroom 2

8'7" x 15'5" (2.62 x 4.71)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length double fitted wardrobe.

Bedroom 3

11'6" x 10'0" (3.53 x 3.05)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length fitted cupboard/wardrobe.

Family Bathroom

Timber effect vinyl flooring, quality fitted bath and shower suite comprising of panel bath, over sized corner shower cubicle enclosed by curved glass screen doors, pedestal sink, low level W.C, fully tiled walls, coved ceiling, radiator, Upvc window.

Tenure & Services

Council Tax - B

Mains - Electric Gas Water & Drainage

Freehold

Outside To The Front

There is a beautifully presented frontage with a range of flower and shrub borders, brick weave driveway providing ample off road parking for a variety of vehicles which leads round to a purpose built brick garage with up and over door, power points and lighting.

Outside To The Rear

There is a spacious lawned garden with patio seating area, full range of specimen flower and shrub borders, 2 x timber and felt garden sheds, greenhouse, all enclosed by modern high fencing.



Road Map



Hybrid Map



Terrain Map



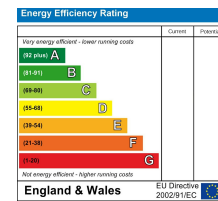
Floor Plan



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.

Energy Efficiency Graph



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