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Belmont Gardens

Lowestoft, NR32 4EJ

- Warners built detached bungalow
- Popular Oulton Broad South location
- 3 Separate bedrooms
- Off road parking for multiple vehicles
- Recently renovated throughout
- Sizeable sitting room and conservatory
- Situated within a cul de sac
- Entrance porch and hall
- Close to local amenities
- Separate brick built garage

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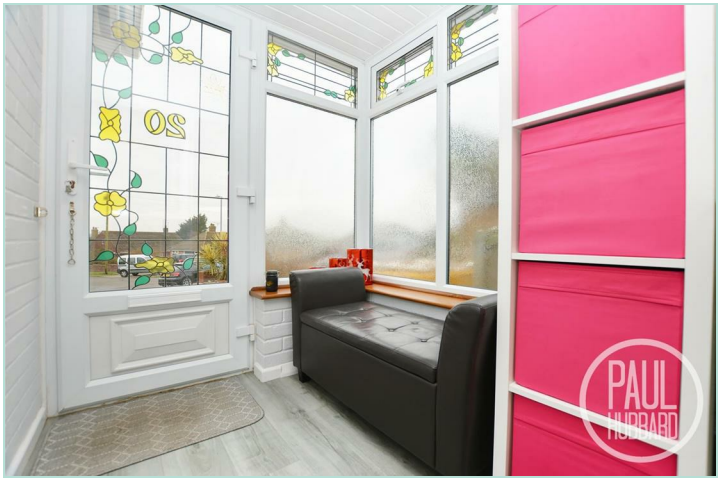

Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Summary

Located in a cul-de-sac within the sought-after Oulton Broad North, this recently renovated three-bedroom detached bungalow offers spacious and versatile accommodation. The property benefits from a driveway providing off-road parking for multiple vehicles, a separate garage, two well-proportioned living areas, along with a modern fitted kitchen and contemporary shower room, making it an ideal home in a desirable residential setting.

Entrance Porch

1.87m x 1.70m

UPVC double glazed entrance door to the front aspect and windows surround, LVT flooring throughout, door opening into the entrance hall.

Entrance Hall

LVT flooring throughout, radiator, loft hatch with ladder leading to a bordered loft space featuring the gas combi boiler and doors opening a built in cupboard, the shower room, bedrooms 1-3 and the sitting room.

Shower Room

2.02m x 1.62m

UPVC double glazed window to the side aspect, part tile walls, vanity unit with inset hand basin, toilet with hidden cistern, sizeable mains fed rainfall shower with handheld attachment, heated towel rail and bluetooth controlled radio mirror.

Bedroom 1

4.55m into wardrobe x 3.17m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and sliding doors opening to a built in wardrobe.

Bedroom 2

3.78m x 2.63m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and door opening to a built in cupboard.

Bedroom 3

3.33m x 2.56m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

Sitting Room

4.72m x 3.64m max

UPVC double glazed french doors to the rear aspect opening into the conservatory, carpet flooring throughout, a radiator, electric fire and door opening to the kitchen.

Conservatory

4.75m x 3.94m

A recently installed insulated roof makes this space comfortable and versatile for year-round use. Currently arranged as a lounge/diner, it features surrounding UPVC double-glazed windows, a UPVC door opening directly onto the garden, LVT flooring, and a radiator, creating a bright living space.

Kitchen

4.69m max x 3.75m

A recently fitted Howdens kitchen comprising of UPVC double glazed window to the rear aspect and door to the side aspect opening into the garden, LVT flooring throughout, a radiator, tile splash backs, a selection of units above and below, laminate work surfaces, composite sink with drainer and InSinkErator, space for a double fridge/freezer, integrated washing machine, tumble dryer, slimline dishwasher, oven and grill, ceramic hob and extractor fan.

Garage

2.76m x 5.68m

A brick built garage with up and over door to the front aspect, independent fuse board, UPVC double glazed door to the side aspect and window to the rear.

Outside

To the front of the property, a spacious concrete driveway provides off-road parking for multiple vehicles and leads to the entrance porch, a brick-built garage, and a timber side gate offering access to the rear garden.

To the rear, the property enjoys a generous, well-established garden, predominantly laid to raised lawn with a patio pathway and an attractive raised seating area with pergola, ideal for outdoor entertaining. There is a further patio area leading to a garden shed with its own fuse board, alongside a variety of mature plants and fruit trees. The garden also features a “grow your own” vegetable plot with greenhouse and the added benefit of a separate brick-built garage, creating a versatile and highly appealing outdoor space.

Financial Services

Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

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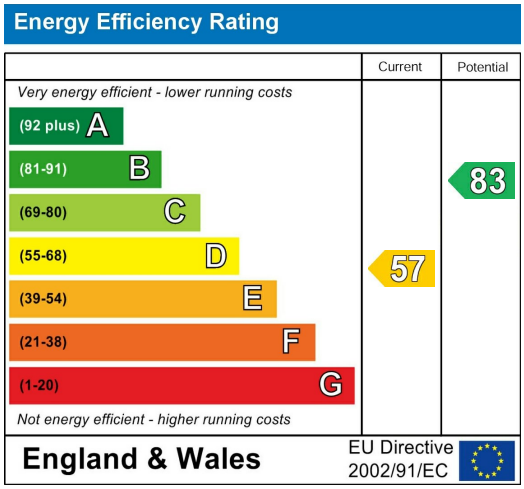
Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council



BELMONT GARDENS
963 sq.ft. (89.5 sq.m.) approx.

TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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