

£260,000  
Asking Price



## Kevington Drive

Lowestoft, NR32 3JL

- Detached chalet bungalow
- Chain free
- Popular Oulton Broad location
- 3 separate bedrooms
- West facing rear garden with generous garage
- Driveway with off-road parking
- Sizable sitting room
- Close to local amenities
- Separate entrance porch
- A great opportunity to put your own stamp on it





## Summary

Offered chain free and situated within the sought after area of Oulton Broad, this detached chalet bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property. The accommodation comprises three separate bedrooms, a generous sitting room with access to the rear garden, a fitted kitchen/diner, and a separate entrance porch.

Outside, the property benefits from a west facing rear garden, a substantial brick built garage with power, lighting, power and a driveway providing off road parking. Conveniently located close to local amenities, schools and transport links, this property offers fantastic potential to modernise and create a wonderful long term home.

## Location - Oulton Broad

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!

## Porch

1.89m x 1.46m

UPVC double glazed window and entrance door to the side aspect, carpet flooring throughout, a radiator and internal ribbed window and door opening to the main reception area.

## Sitting Room

5.47m x 4.35m max

Large reception room comprising of a UPVC double glazed window and sliding doors to the rear aspect opening into the garden, carpet flooring throughout, x2 radiators, an electric fireplace, stairs leading to the first floor landing with storage space below, and doors opening to a built in storage cupboard and kitchen/diner.

## Kitchen/Diner

5.45m x 2.95m

x2 UPVC double glazed windows to the front aspect, a radiator, carpet flooring which leads up to vinyl, a wall mounted gas boiler, a selection of units above and below, laminate work surfaces, tile splashback, a stainless steel sink with drainer, freestanding oven with extractor fan above and space for appliances, including a washing machine and fridge.

## First Floor Landing

Carpet flooring throughout, a radiator, loft hatch with ladder, and doors opening to a WC, bathroom and bedrooms 1-3.

## WC

1.82m x 0.81m

UPVC double glazed window to the side aspect, carpet flooring throughout, tile walls and a toilet.



### Bathroom

1.75m x 1.5m

UPVC double glazed window to the side aspect, carpet flooring throughout, tile walls, a radiator, a pedestal hand wash basin, and bath with handheld shower attachment.

### Bedroom 1

4.78m x 2.93m

A sizable master bedroom comprising of a UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, a door opening to a built-in cupboard housing the water tank, sliding door doors to a built-in wardrobe, drawers and additional doors to more integrated storage.

### Bedroom 2

3.34m max x 2.41m

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

### Bedroom 3

2.73m x 2.28m

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



### Outside

#### Front of Property

To the front of the property is a well maintained lawned garden with decorative planted borders, bordered by a brick wall. A concrete driveway runs along the side of the property, leading to the main entrance door and double gates providing access to the rear garden.

#### Rear Garden

The rear of the property enjoys a west facing garden, predominantly laid to lawn with planted borders. A concrete pathway leads to the garage, while an archway provides access to a patio area, which accommodates two garden sheds and a greenhouse.



#### Garage (8.84m x 2.71m)

A generous brick built garage featuring an up and over door to the front, a UPVC double glazed side access door, and two windows providing natural light. The garage benefits from power and lighting and also includes a vehicle inspection pit.

### Disclaimer - Probate not granted

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

### Financial Services

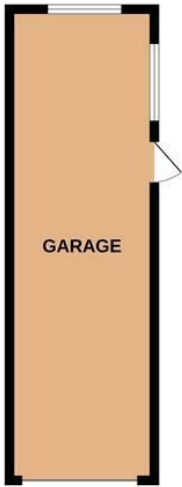
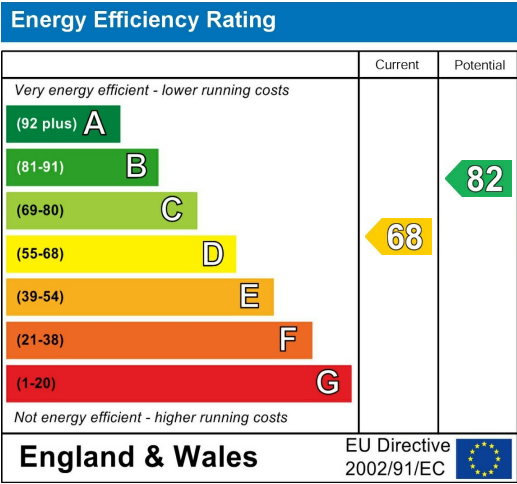
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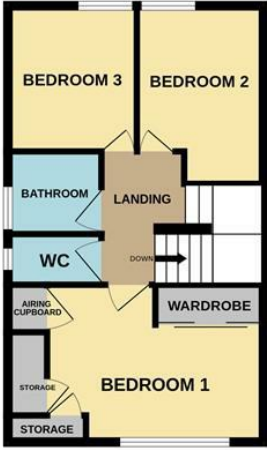
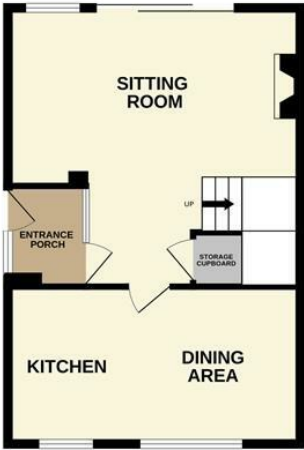


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council



GROUND FLOOR  
 731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR  
 418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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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