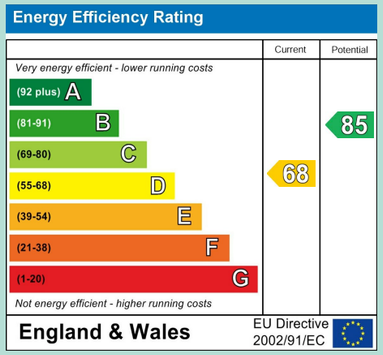
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council



# Orford Drive

Lowestoft, NR32 3DJ

- Spacious detached bungalow
- 2 Double bedrooms
- Sought after Oulton Broad location
- Off road parking for multiple vehicles
- Close to local amenities
- Front and rear gardens
- Spacious lounge/diner
- Modern kitchen/breakfast room and bathroom
- Separate entrance hall
- Pets are not considered

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PAUL HUBBARD

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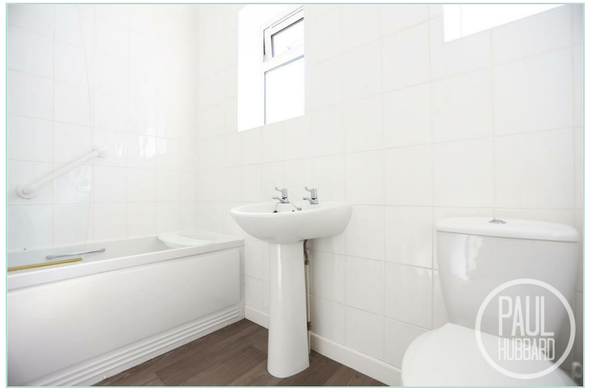
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## Summary

** SPACIOUS DETACHED BUNGALOW ** Situated close to local amenities in the heart of sought after OULTON is this WELL PRESENTED 2 bedroom property, featuring OFF ROAD PARKING, a kitchen/breakfast room, lounge/diner, modern bathroom and garage!

## 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, cozy 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. So why not come and explore this little slice of paradise for yourself.

## Entrance hall

UPVC double glazed entrance door to the side aspect, carpet flooring throughout, loft hatch, radiator and doors opening to the lounge/diner, bathroom, kitchen/breakfast room and bedrooms 1-2.

## Lounge/diner

15'8" 11'9"
UPVC double glazed window to front aspect, carpet flooring throughout and radiator.

## Kitchen/Breakfast room

14'5" 8'6"
A light and spacious room with UPVC double glazed windows to the front and side aspects with door opening to a side passage, vinyl flooring throughout, radiator, a selection of units above and below, laminate work surfaces, part tile walls, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven and grill, space for washing machine and fridge. Doors open to x2 built in cupboards, one of which houses the gas boiler.

## Bathroom

7'10" 5'2"
A white suite comprising of x2 UPVC double glazed windows to the side aspect, vinyl flooring throughout, tile walls, radiator, bath with electric shower above, toilet and pedestal hand wash basin.

## Bedroom 1

11'9" 11'9"
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and space for double bed.

## Bedroom 2

10'5" 8'10"
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and space for double bed.

## Outside

Garage
Double door to the front aspect, timber door to the side aspect.

To the front of the property level cast iron gates open to a fully enclosed laid lawn front garden with mature shrubs and plants. A pebbled and concrete driveway resides to the side aspect with space for multiple vehicles and leads up to the main entrance door, garage and access to the rear garden.

To the rear of the property a sizeable laid lawn garden with shrub and plant borders and a concrete pathway which leads up to the garage.

## Agent note

If you are interested in applying for this property there is a simple process

1) Submit an application form to the office
2) Upon successful application you will be asked to pay your deposit
3) Once references pass you will be asked to pay your first months rent in advance
4) Then we can move you into the property!

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.