



Estate Agents  
Sales & Lettings  
Tel: 01502 502061



#### PROPERTY DESCRIPTION:

Spacious 3-bedroom semi-detached bungalow situated in sought after South Oulton Broad. The property is close to local schools, doctors, bus route, South Oulton Broad Station, and Nicholas Everitt Park

**Winston Avenue**  
**South Oulton Broad**  
Lowestoft NR33 9PA

**£215,000**

- \* **Spacious Semi-Detached Bungalow**
- \* **Sought After Location**
- \* **3 Bedrooms**

- \* **Lounge**
- \* **Wet Room**
- \* **Garage & Gardens**

**Rear Garden:**

Gated side access. Lawn, path flower borders, shed

**Tenure:** Freehold

**Council Tax Band:** B

**EPC:** D

**ACCOMMODATION****Double Glazed Front Door To:****Entrance Hall:**

Radiator, telephone point, cloaks cupboard, textured ceiling

**Lounge:** 13' 11" x 12' 0" (4.24m x 3.65m)

Double aspect with double glazed windows to front and side, wall mounted gas fire in surround, tiled hearth and wood mantle, radiator, television point, cove and textured ceiling

**Kitchen:** 11' 11" x 8' 0" (3.63m x 2.43m)

Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, 4 ring ceramic hob, oven below, part tiled walls, tiled floor, double aspect with double glazed window and double glazed door to rear, cove and textured ceiling

**Bedroom 1:** 12' 1" x 10' 3" (3.69m x 3.12m)

Double glazed window to front, range of built in mirror wardrobes, radiator, cove and textured ceiling

**Bedroom 2:** 10' 3" x 9' 3" (3.13m x 2.81m)

Double glazed window to rear, radiator, cove and textured ceiling

**Bedroom 3:** 8' 5" x 6' 11" (2.57m x 2.12m)

Double glazed window to rear, radiator, cove and textured ceiling

**Wet Room:**

Shower, low level W.C, wash hand basin, part tiled walls, airing cupboard, shaver socket, loft access with boiler for gas heating to radiators and domestic hot water, wall mounted electric heater, double glazed window to side

**Outside:****Front:**

Enclosed front garden with brick retaining wall, lawn, flower borders, off street parking leading to:

**Detached Garage:**

Double wooden doors



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