



Minors & Brady

21 Fern Avenue, Oulton

Guide Price £325,000

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Oulton, Lowestoft

GUIDE PRICE £325,000-£350,000 Featuring a beautiful Family Room, Minors and Brady are thrilled to present this four bedroom semi-detached bungalow located in the sought after suburb of Oulton. Boasting plenty of family living space, this home is perfect for hosting guests and entertaining with family and friends. Featuring a vibrant rear garden, the decking area is ideal for a relaxing and a spot of alfresco dining in the warmer months. This large plot sits in close proximity to an array of local amenities and award winning beaches as well as beautiful countryside walks nearby.

LOCATION

Oulton is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with 2 train stations offering direct services to Norwich, Ipswich and London.





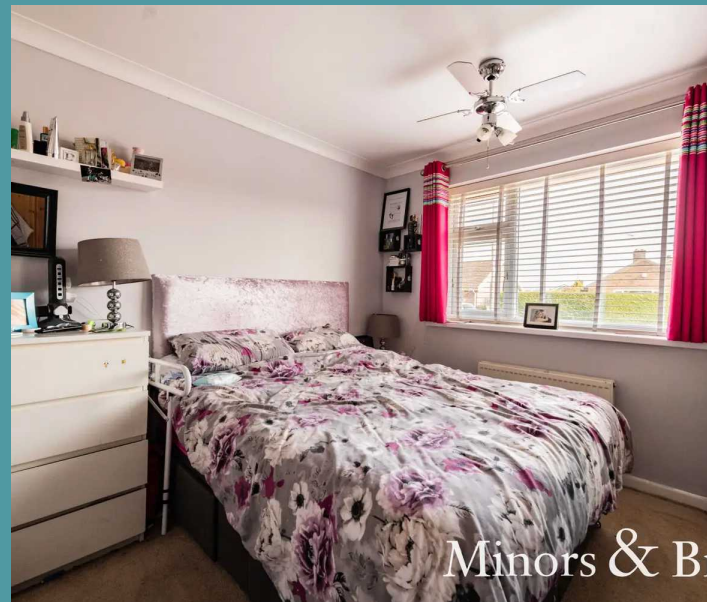
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Stepping through the main entrance door, you are welcomed by the Entrance Hall which is fitted with laminate flooring throughout, a radiator, power points, LED downlighting and doors giving access to all rooms.

Dimensions: 11' 1" x 15' 11" (3.38m x 4.85m). Sizeable yet cosy living space fitted with carpet flooring throughout, power points, a television point, a radiator, an electric feature fireplace and double glazed window to the front.

Following on from the Kitchen / Diner is a generously sized reception room fitted with partly vinyl and partly carpet flooring throughout, a radiator, two double glazed Velux windows, additional dual aspect double glazed windows, double glazed French doors giving access to the rear garden, LED downlighting as well as doors giving access to the Cloakroom WC and Bedroom Three. This space is completely versatile and has the potential to be utilised in a number of different ways.





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Beautiful contemporary fitted kitchen featuring a range of matching wall and base units with complimentary work surfaces over, space for an oven with hob and extractor over, power points, space for a full size American style fridge-freezer, a radiator, LED downlighting, vinyl flooring throughout, space and plumbing for a washing machine, tumble dryer and dishwasher as well as an inset sink and drainer unit. There is a generous amount of space for free standing dining furniture plus an opening taking you through to the Family Room.

Fitted with a low level WC and hand wash basin as well as a double glazed privacy window to the side.

Dimensions: 10' 7" x 10' 0" (3.23m x 3.05m).

Located at the front of the property, the Master Bedroom suite is fitted with carpet flooring throughout, a radiator, power points and double glazed window to the front.

Dimensions: 10' 8" x 7' 6" (3.25m x 2.29m).

Second bedroom fitted with carpet flooring throughout, power points, a radiator and double glazed window to the side .



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Dimensions: 10' 0" x 10' 8" (3.05m x 3.25m). Third bedroom fitted with carpet flooring throughout, a radiator, power points and a staircase leading to Bedroom Four.

Fourth bedroom fitted with carpet flooring throughout, a double glazed window, ceiling spotlights, a built in storage cupboard, power points and a door giving access to the Attic Room.

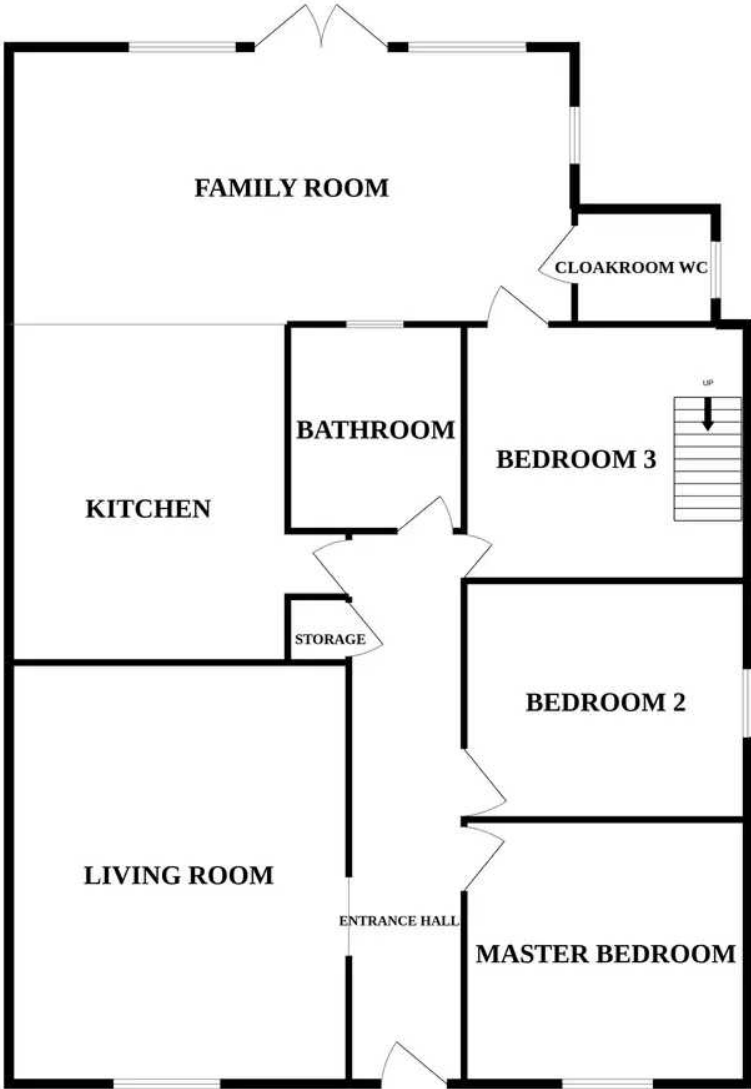
Three piece suite fitted with a low level WC, hand wash basin with vanity unit, a panelled bath with shower over, a double glazed privacy window, tiled walls and flooring throughout and a radiator.

Versatile space fitted with carpet throughout. This room can be utilised in a number of ways including as: a Dressing Room, Storage Room, En-Suite.

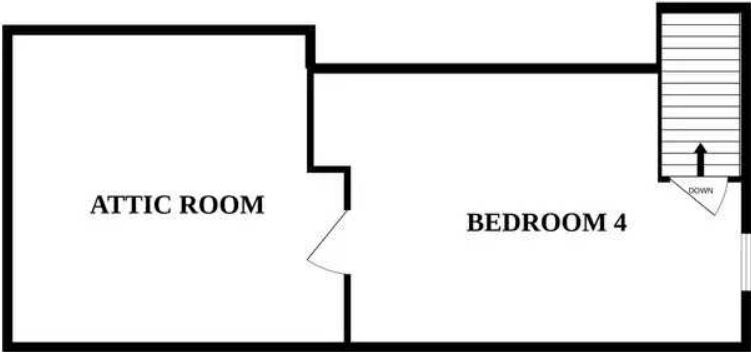
To the front of the property there is a large brick weave driveway providing off road parking for multiple vehicles leading to side gated access to the rear of the property. Also, there is a slope up to the main entrance door. To the rear there is a fully enclosed laid to lawn garden with a raised patio and decking area perfect for outdoor furniture. Additionally, there is a large workshop and raised flower beds well stocked with flowers and plants.



GROUND FLOOR



1ST FLOOR



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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