

# HARDIMANS



**35 Chiltern Crescent**  
Oulton, Lowestoft, NR32 3HQ  
**£249,995**





## 35 Chiltern Crescent, Oulton, Lowestoft, Suffolk, NR32 3HQ

Superb detached bungalow having been considerably extended to provide generous size accommodation. The property has the benefit of a particularly spacious lounge/diner, good size kitchen/diner, utility room, bed 3/study and a large conservatory, which also has the benefit of a 'WARM ROOF', providing all year round use. In addition, there is potential to re instate a further bedroom from the lounge/diner ( see potential bedroom note).

The bungalow will be very Economical to run, with Cavity wall insulation and Solar Panels (16), together with gas radiator heating. In addition, there are many easy maintenance features such as Upvc double glazing, fascia's & barge boards. Even the garage has a fibre glass roof to take away any worries.

Outside you will find small but perfectly adequate gardens.

### Composite entrance door, sealed unit double glazin

### ENTRANCE HALL

laminite flooring, radiator, glazed door to:-

### INNER HALLWAY

with access to roof void, built-in airing cupboard, foam lagged copper cylinder, radiator, wood effect laminate flooring.







## **GOOD SIZE L SHAPED LOUNGE/DINER**

double aspect windows with upvc double glazing, double and single radiators, ornamental fireplace. (SEE NOTE REGARDING POTENTIAL BEDROOM)

## **POTENTIAL BEDROOM NOTE**

Part of the lounge was originally a bedroom which had access from the hall. This could be re instated by separating the room and re opening the original doorway.

## **BEDROOM 2**

upvc double glazed window, radiator, wood effect flooring.

## **BATHROOM**

cased bath, hot and cold, instant shower unit, pedestal washbasin, low level wc, part tiled walls, radiator, extractor fan, upvc opaque glazed window, radiator.

## **KITCHEN/DINER**

fitted in a range of cottage style units in a soft cream finish, one and a half bowl sink unit, Neff 4 burner ceramic hob, oven/grill, stainless steel extractor canopy, integrated refrigerator and freezer with front decor panels, radiator, parquet flooring, upvc opaque glazed window.





### UTILITY ROOM

plumbing for automatic washing machine, space for tumble dryer, Worcester gas boiler heating domestic hot water and radiator heating system, radiator, tiled floor, upvc double glazed window and side door.



### MASTER BEDROOM

with upvc double glazing, vertical blinds, radiator, range of bedroom furniture comprising 2 double and 2 single wardrobe cupboards, drawer units.



### EN SUITE SHOWER ROOM

walk-in shower cubicle with an Aqualiser Power shower, low level wc, pedestal washbasin, heated towel rail/radiator, upvc opaque glazed window, extractor fan.

### STUDY/BEDROOM 3

with radiator, upvc door to:-

### CONSERVATORY

Note: The conservatory has the benefit of a warm roof installed providing all year round use. Brick and upvc construction, sealed unit double glazing, 2 radiators, laminate flooring, ample power points, inset ceiling spot lighting.





## OUTSIDE

To the front, gardens laid to lawn, conifer hedgerow, shrub border, double width brick pavier driveway. To the side, extended drive leading to single garage. To the rear, compact gardens laid to lawn with crazy paved patio, timber garden store, side pathway.

## SINGLE GARAGE

of brick construction, fibreglass roof.

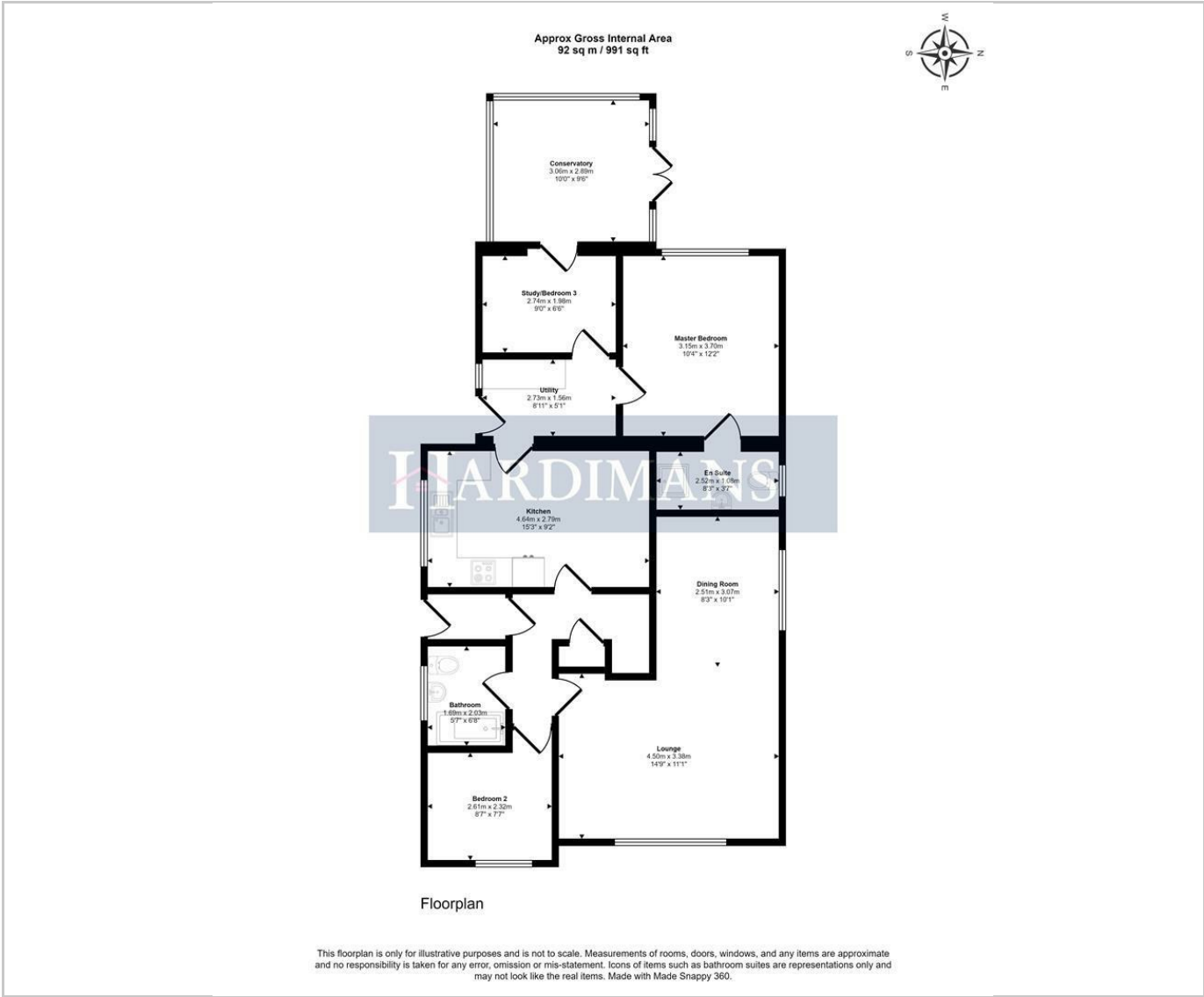
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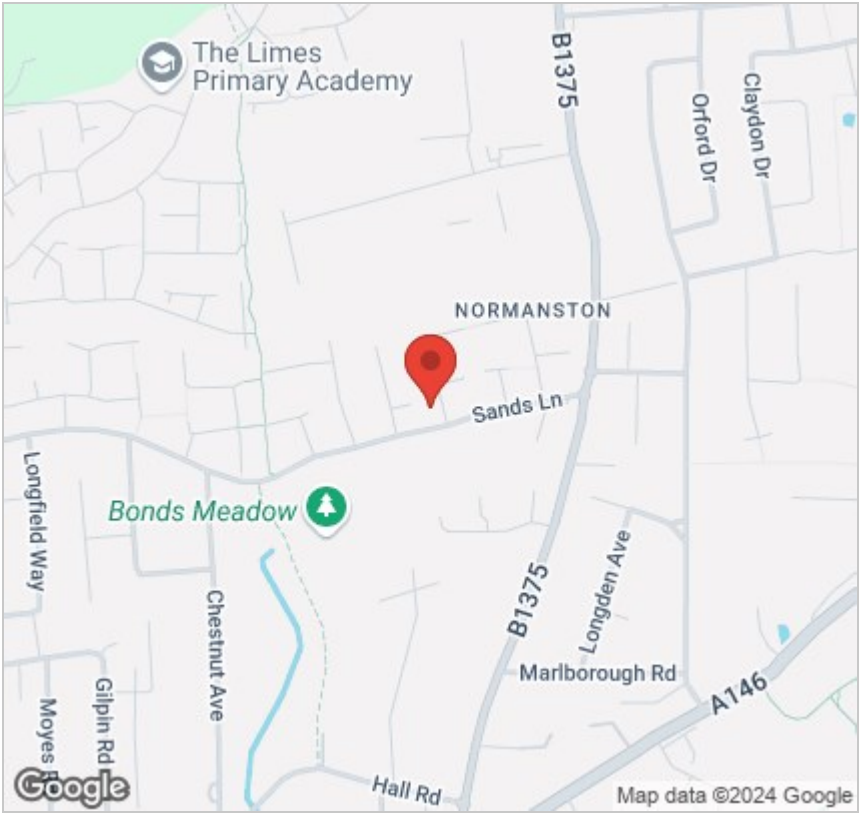




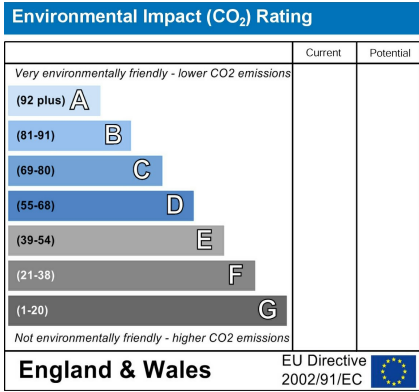
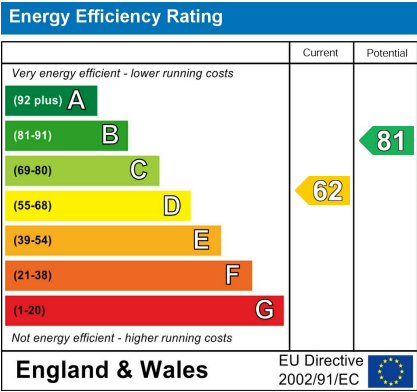
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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