



7 Monckton Avenue
Oulton Broad, Lowestoft, NR32 3EG
Offers Over £250,000



7 Monckton Avenue, Oulton Broad, Lowestoft, Suffolk, NR32 3EG

Welcome to Monckton Avenue, Lowestoft - a charming semi-detached house that is sure to capture your heart! This delightful property boasts 3 reception rooms, 3 bedrooms, and 1 bathroom, providing ample space for comfortable living.

One of the standout features of this home is the fabulous garden room extension with a vaulted ceiling, perfect for enjoying the outdoors in style and comfort. The particularly spacious through lounge/diner offers a versatile space for relaxing and entertaining, while the modern fitted kitchen, complete with a hob & oven, is a chef's dream.

Nestled in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of everyday life. The beautiful good-sized gardens provide a tranquil setting for outdoor activities and al fresco dining.

Don't miss the opportunity to make this house your home - book a viewing today and experience the charm and warmth that Monckton Avenue has to offer!

COVERED ENTRANCE

upvc double glazed door and side windows to:-

ENTRANCE HALL

stairs to first floor, cupboard space under housing a Worcester gas combination boiler, radiator concealed by radiator cabinet, cupboard with electric meters and fuse box.

MODERN FITTED KITCHEN

in a range of white matt fronted units, single drainer sink, recess and plumbing for automatic dishwasher and washing machine, Bosch 4 burner stainless steel gas hob, concealed filter hood, double oven/grill, space for upright fridge freezer, part vaulted ceiling with velux window, upvc double glazed window and side door, tiled floor.

PARTICULARLY SPACIOUS THROUGH LOUNGE/DINER

with bay window, ornamental fireplace, 2 radiators, 1 concealed by radiator cabinet, 2 ornamental ceiling roses.

DINING AREA

sky light window with velux double glazing providing natural light, upvc double doors to:-

FEATURE GARDEN ROOM/SITTING ROOM

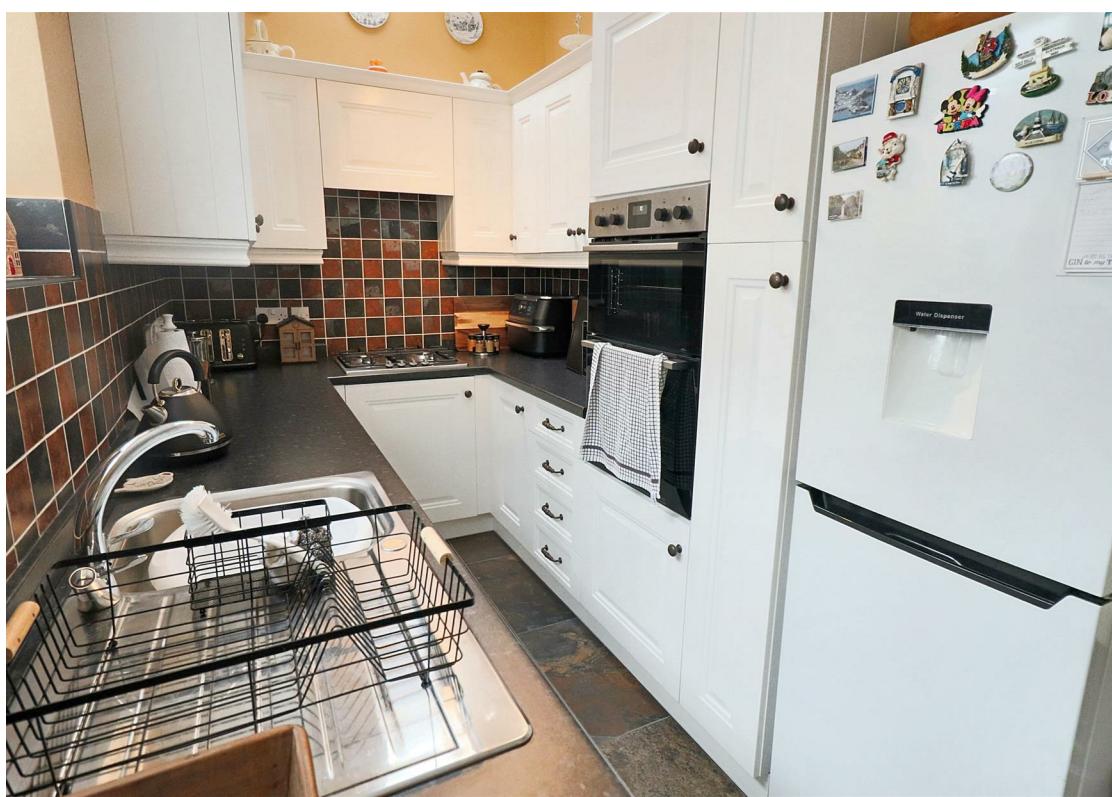
with vaulted ceiling, 3 windows with upvc double glazing, central patio door to garden, 2 radiators.

STAIRS TO FIRST FLOOR AND LANDING

upvc double glazed window, access to roof void.

MASTER BEDROOM

bay window, upvc double glazing, double radiator, stained floor boards, ornamental ceiling rose.





BEDROOM 2
upvc double glazed window, radiator.

BEDROOM 3
upvc double glazed window, radiator with concealed by radiator cabinet.

MODERN FITTED BATHROOM
with a P shaped shower bath, hot and cold mixer, thermostatic shower unit, shower screen, vanity washbasin, low level wc, concealed cistern, fully tiled walls, chrome towel rail/radiator, upvc opaque glazed window.

OUTSIDE
To the front, gardens laid to lawn, shrub borders, car standing space. To the side, gate providing access to a good size attractive rear garden with lawned garden, good size patio areas and matching pathways, flower and shrub borders. Towards the end of the garden are 2 timber garden stores.

COUNCIL TAX BAND
B

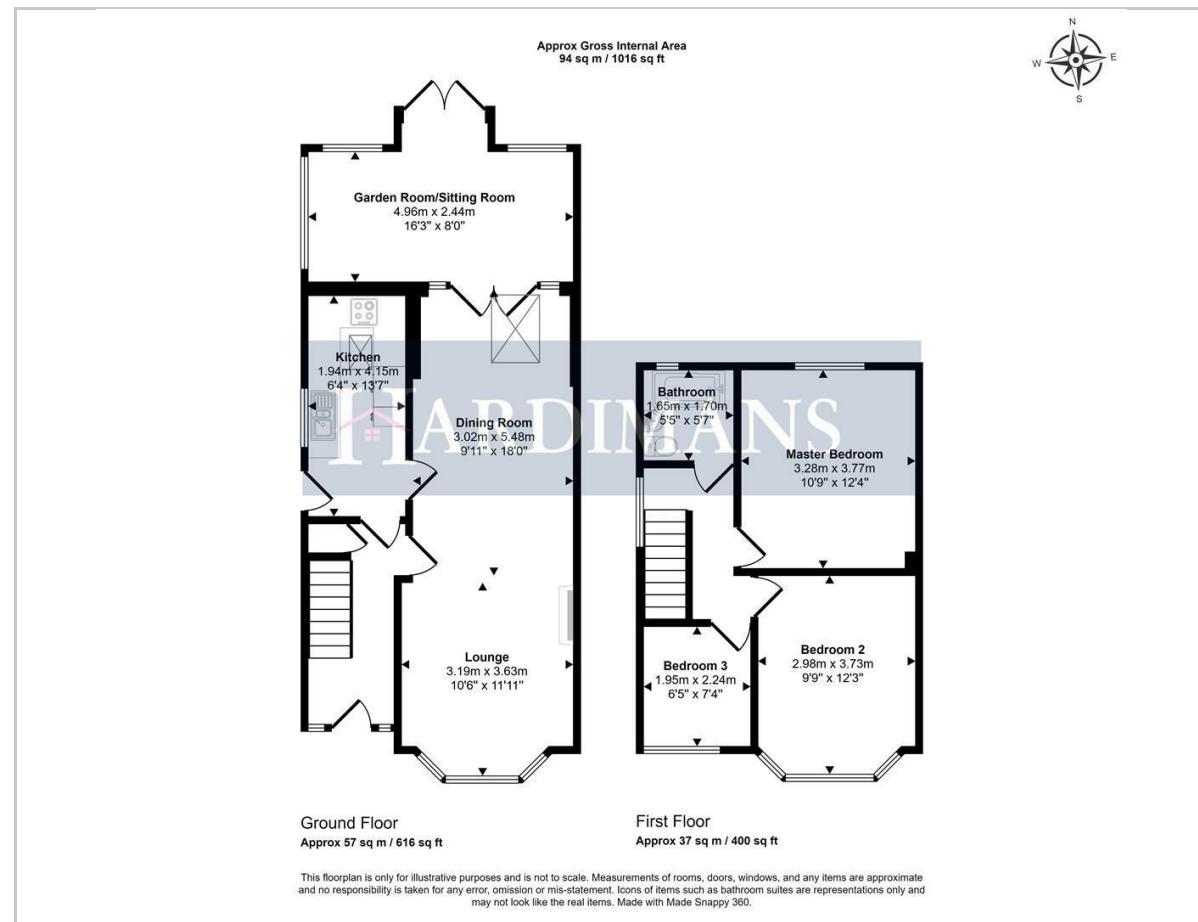
TENURE
Freehold

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low

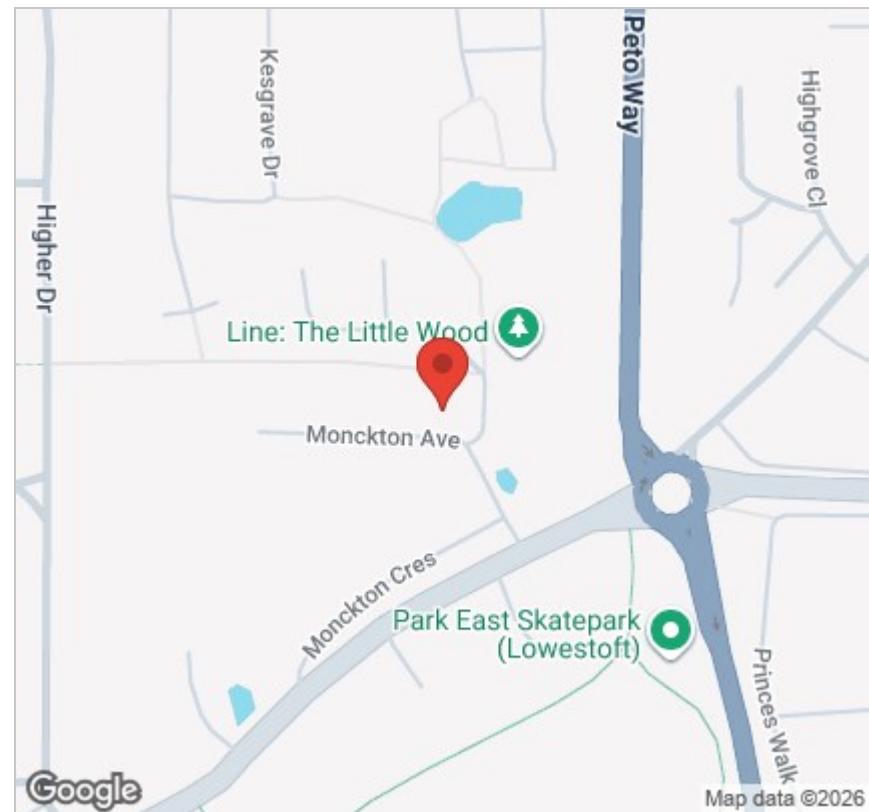
- * Broadband: Ultrafast download 10000 upload 10000
- * Mobile: EE, THREE, 02, VODAFONE ALL LIKELY
- * Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



Floor Plan



Area Map



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

