



**22 Rowan Way**  
Oulton Broad, Lowestoft, NR33 8PT  
£270,000



**22 Rowan Way, Oulton  
Broad, Lowestoft, Suffolk,  
NR33 8PT**

Offering a perfect blend of comfort and convenience. An immaculate detached bungalow with two well-proportioned bedrooms, ideal for small families, couples, or those seeking a peaceful retirement retreat.

Located in a very sought after neighbourhood, this bungalow is conveniently situated near local amenities, including shops, schools, and recreational facilities. The picturesque Oulton Broad is close by, providing opportunities for leisurely walks, boating, and enjoying the scenic beauty of the area.

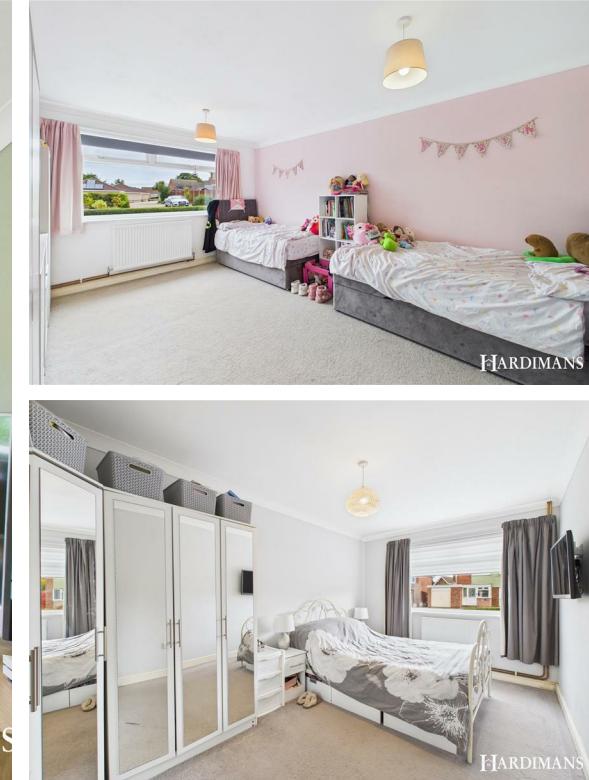
In summary, this two-bedroom detached bungalow on Rowan Way is a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Oulton Broad. With its charming features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

**ENTRANCE PORCH**

composite double glazed door to side entrance, wood effect flooring, built-in cupboard housing a Worcester boiler, radiator, access to loft.

**LOUNGE/DINING ROOM**

23'2 max x 10'10 (7.06m max x 3.30m)  
upvc double glazed window to rear and side aspects, radiator, wood effect flooring, coved ceiling.





## KITCHEN

9'9 x 9' (2.97m x 2.74m)

double glazed composite door to rear garden, upvc double glazed window to rear aspect, range of base and wall units including worktop space, drawers and cupboards under, cupboards and glass cabinet above, sink with drainer, tiled splashback, plumbing for washing machine, built-in oven, built-in gas hob with extractor fan above, space for fridge freezer, plumbing for dishwasher, wood effect flooring, coved ceiling.

## BEDROOM 1

15'5 x 11'4 (4.70m x 3.45m)

upvc double glazed window to front aspect, radiator, coved ceiling.

## BATHROOM

upvc double glazed window to side aspect, low level wc, hand washbasin, bath with shower attachment above, towel/radiator, built-in storage cupboard, wood effect tiled flooring, fully tiled walls.

## BEDROOM 2

15'5 x 8'7 (4.70m x 2.62m)

upvc double glazed window, radiator, coved ceiling.

## OUTSIDE

To the front, mainly brick weaved driveway leading to garage, side gate to rear garden, hedging surround. To the rear, garden mainly laid to lawn, patio area. standing for shed/summer house.

## GARAGE

16'10 x 8'2 (5.13m x 2.49m)

up and over door, power and lighting.

## COUNCIL TAX BAND

B

## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

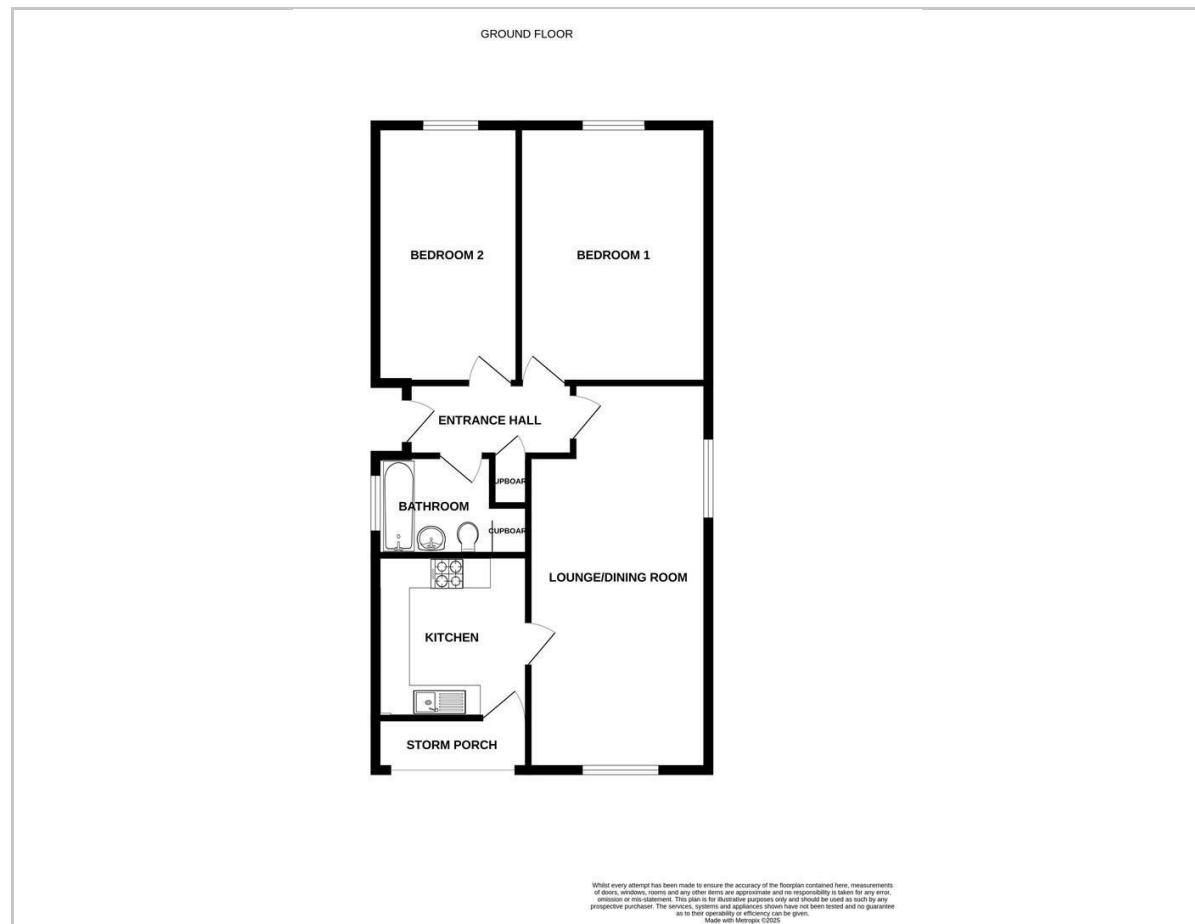
\* Broadband: Cable - 500bps fibre-optic

\* Mobile: Very good reception with EE (02, THREE, VODAFONE ALL LIKELY)

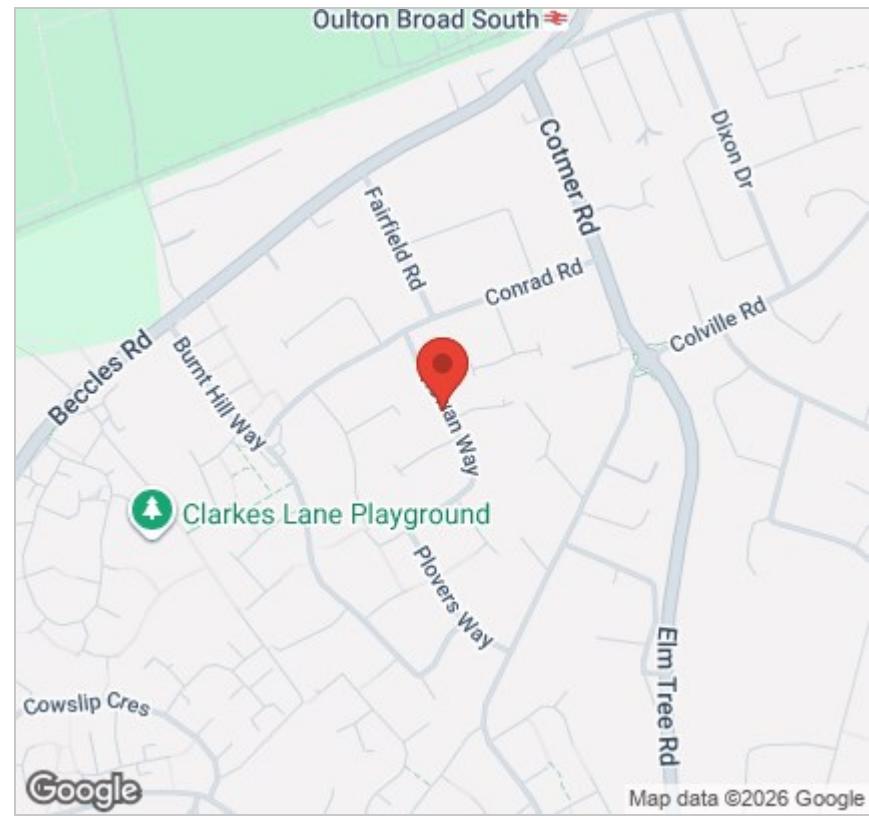
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



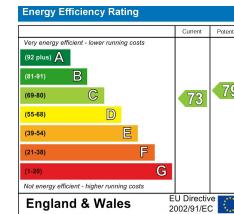
## Floor Plan



## Area Map



## 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.

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.



134 London Road North, Lowestoft, Suffolk NR32 1HB  
Tel: 01502 515999  
[www.hardimans.co.uk](http://www.hardimans.co.uk) E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

