

# HARDIMANS



**101 Westwood Avenue**  
Oulton Broad, Lowestoft, NR33 9RS  
**£315,000**





**101 Westwood Avenue,  
Oulton Broad, Lowestoft,  
Suffolk, NR33 9RS**

Located in a highly desirable area on Westwood Avenue in South Oulton Broad. This property boasts a spacious open plan lounge diner, with patio doors to enclosed rear gardens, perfect for entertaining guests or relaxing with your family. With four bedrooms, this home offers plenty of space for a growing family

The superbly fitted kitchen/breakfast area is a highlight of this property, featuring quality appliances that will make cooking a joy. The refitted bathroom adds a touch of luxury, while the additional cloakroom provides convenience for busy households.

Parking is always a breeze with space for up to 6 vehicles, ensuring you and your guests will never have to worry about finding a spot. The property also has the benefit of solar panels meaning lower energy bills.

Don't miss out on the opportunity to make this lovely property your new home.

**Composite door to:-**

**ENTRANCE PORCH**

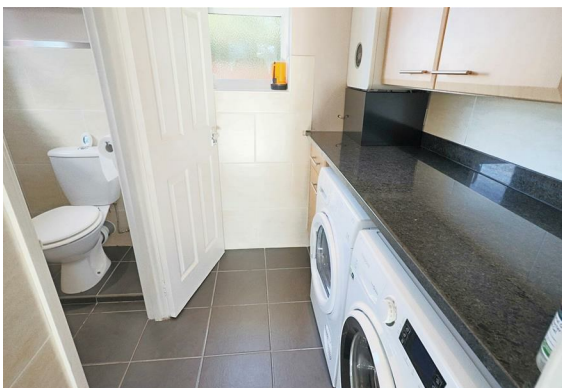
with tiled floor, upvc door and side opener providing easy access to:-

**MAIN ENTRANCE HALL**

with stairs to first floor, laminate flooring, radiator, opening to:-







## GOOD SIZE KITCHEN/BREAKFAST ROOM

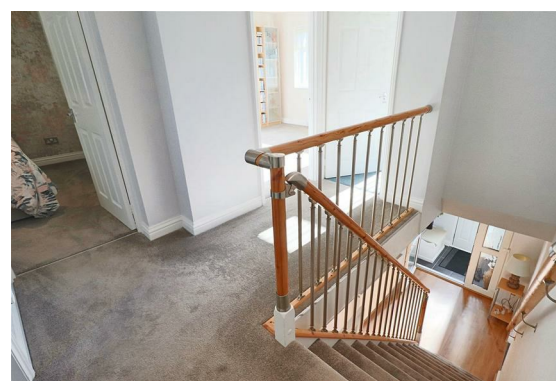
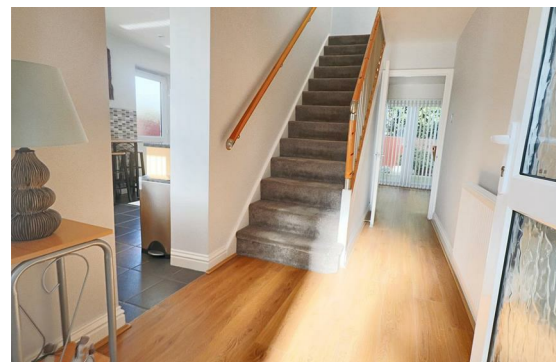
fitted in a range of maple wood effect fronted units, feature granite worktops, inset bowl, hot and cold mixer tap, 4 burner induction hob, modern style stainless and glass extractor canopy, double oven/grill, integrated wine/drinks cooler, space for American style upright fridge freezer, tiled floor, inset ceiling spot lighting, upvc double glazed window and matching side door.

## UTILITY

matching granite worktop, recess and plumbing for automatic washing machine and space for tumble dryer, Worcester gas boiler heating domestic hot water and radiator heating system, tiled floor and half tiled walls, upvc opaque glazed window.

## DOWNSTAIRS CLOAKROOM

low level wc, pedestal washbasin, half tiled walls and floor, heated towel rail/radiator, upvc opaque glazed window.





## **SUPERB OPEN PLAN LOUNGE/DINER**

with attractive wood laminate flooring, radiators, ornamental modern style electric fire, upvc double picture window overlooking the front garden, vertical blinds, additional window and matching patio doors to rear garden with vertical blinds, inset ceiling spot lighting, understairs store cupboard.



## **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void.

## **MASTER BEDROOM**

with upvc double glazed window, vertical blinds, radiator, access to roof eaves, inset ceiling spot lighting.



## **FAMILY BATHROOM**

re-fitted in a white suite, cased bath, hot and cold shower mixer, shower screen, low level wc with concealed cistern, washbasin, range of white high gloss fitted cabinets, courtesy mirror, tiled walls, upvc opaque glazed window.



## **BEDROOM 2**

upvc double glazed window, vertical blinds, radiator, double built-in wardrobe cupboard.







### **BEDROOM 3**

upvc double glazed window, vertical blinds, radiator, built-in wardrobe cupboard, inset ceiling spot lighting.

### **BEDROOM 4**

upvc double glazed window, vertical blinds, radiator, inset ceiling spot lighting.

### **OUTSIDE**

To the front, particularly large brick pavier driveway providing more than ample car standing and turning areas, shrub borders, external courtesy lighting. To the side, gate providing access to useful side area with resin stone patio, large timber garden store. To the rear, enclosed private gardens laid to lawn with concrete posts and timber fencing, well stocked flower and shrub borders, resin stone patio and timber decking.

### **COUNCIL TAX BAND**

C

### **SOLAR PANELS**

The property has the benefit of p.v solar panels which were installed 30th August 2011, for a term of 25 years 3 months. The panels are currently leased with an agreement with ECOVISION renewable energy.

In this day and age of high energy bills, the vendor informs us all their electrical daily needs are taken care of with only a small sum payable yearly.

'The occupier may use any electricity generated by the pv system as it is generated for the benefit of 101 Westwood Avenue. The occupier agrees that any other electricity will be exported to the grid for the benefit of Ecovision'.

Repairs and maintenance will be the responsibility of Ecovision.

### **TENURE**

Freehold

### **MATERIAL INFO**





This property has:

Mains Gas, Electric, water & sewerage plus solar panels

Flood Risk Info: Very low

\* Broadband: Ultrafast download 10000mbps upload 10000mbps

\* 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.

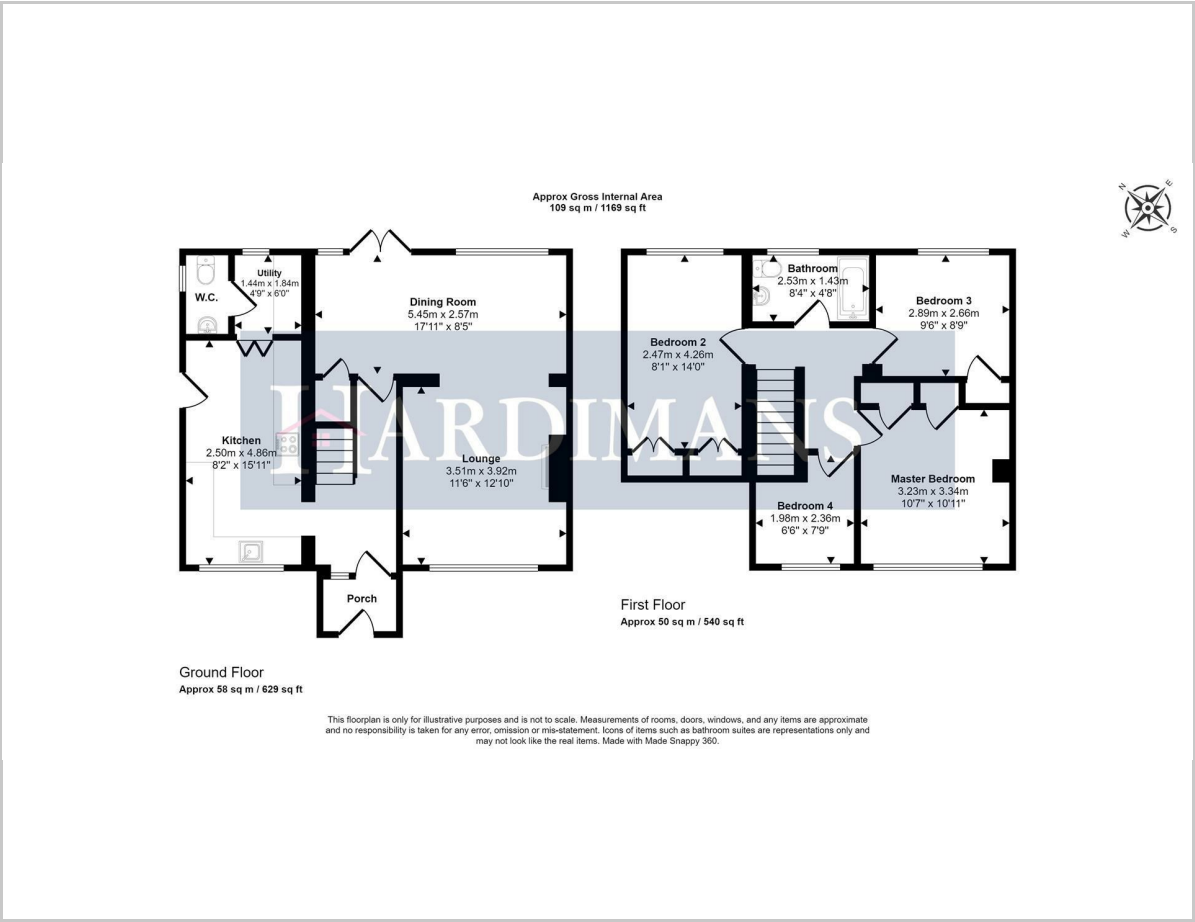








Floor Plan



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.

Area Map



Energy Efficiency Graph

