



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

Large hall entrance family home with 3 separate bedrooms off the landing. The property is close to local shops, schools, buses, park and Lowestoft's award winning beach, making it an ideal family home.

Lorne Road
Lowestoft NR33 0RF

£144,444

**Outside:****Front:**

Enclosed paved garden with brick retaining wall and gate

Rear:

Enclosed rear garden, gated rear access

Agents Note:

Pursuant to the 1979 Estate Agents Act we advise you that the seller of this property is an employee of Shaws

Tenure: Freehold

Council Tax Band: A

EPC: C74

ACCOMMODATION**Double Glazed Front Door To:****Entrance Hall:**

Laminate flooring, radiator, dado rail, cove ceiling

Lounge: 11' 3" x 10' 6" (3.42m x 3.21m)

Display tiled fireplace, double glazed window to front, cupboards housing meter and modern fuse board, laminate flooring, television cable, cove and textured ceiling

Dining Room: 11' 4" x 11' 4" (3.46m x 3.45m)

Display fireplace, double glazed window to rear, television cable, telephone point, under stairs storage cupboard, laminate flooring, coved ceiling

Modern Kitchen: 10' 5" x 8' 2" (3.17m x 2.48m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, space and plumbing for washing machine, gas and electric cooker points, filter above, part tiled walls, double glazed window and door to side, modern boiler for gas heating to radiators, cove and textured ceiling.

Modern White Bathroom Suite:

Modern white bathroom comprising: Panel enclosed bath, shower, low level W.C, pedestal wash hand basin, extractor, radiator/heated towel rail, part tiled walls, double glazed window to side, cove and textured ceiling

Stairs To First Floor Landing:

Cove ceiling

Bedroom 1: 14' 1" x 11' 3" (4.29m x 3.43m)

Double glazed window to front, single built in wardrobe, loft access, radiator, cove ceiling

Bedroom 2: 11' 3" x 8' 10" (3.43m x 2.69m)

Double glazed window to rear, radiator, cove ceiling

Bedroom 3: 10' 4" x 8' 3" (3.15m x 2.51m)

Double glazed window to rear, radiator, cove ceiling



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