

**Aldreds**  
Estate Agents



25 Newark Road, Lowestoft, NR33 0LY

£299,950



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£299,950

# 25 Newark Road

, Lowestoft, NR33 0LY

- Immaculately Presented Throughout
- Within A Short Walk Of The Award Winning Lowestoft Beaches
- Gas Fired Central Heating
- Front & Rear Driveways
- 2 Bathrooms & 3 W.C's
- Stunning South Lowestoft Location
- Spacious Living Accommodation
- Large Rear Garden
- Integral Brick Garage
- Stunning Family Home

Aldreds are delighted to offer this superb larger 3 bed roomed detached house situated in this very desirable location being within a short walk of lowestoft's award winning beaches and amenities. This stunning family home really is presented to an outstanding standard with modern fixtures and fittings, quality floor coverings and tasteful decorations. There is large living accommodation with the benefit of a large pitched roof conservatory and to the outside front there is ample off road parking, integral brick garage with further parking options to the rear along with a stunning larger than average lawned garden. Early viewing is strongly recommended to appreciate this stunning location and quality of this family house.



## Wide Entrance Hall

Quality fitted laminate floor tiles, flat plastered ceiling, stairs off to the first floor, radiator, Upvc entrance door, full length under stair storage cupboard.

## Cloakroom

Quality fitted laminate tiled flooring, cloakroom suite comprising of a low level W.C, vanity sink unit, tiled splash back, Upvc window.

## Lounge/Diner 11'5" x 20'11" (3.48 x 6.39)

Quality fitted laminate floor tiles, flat plastered ceiling, double aspect Upvc windows including double patio doors leading to conservatory, cast iron fireplace with marble effect hearth, radiator, T.V point, power points, ample space for family size dining table and chairs.







## Directions

Newark Road is situated just off Carlton Road within South Lowestoft. Lowestoft beach and all amenities are close by. There is a good choice of high rated local schools and bus links.

## Kitchen 11'4" x 8'8" (3.46 x 2.65)

Quality laminate tiled flooring, full range of modern quality fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splash backs, integral double oven with four burner ceramic hob, stainless steel extraction cooker hood, integral fridge & dishwasher, power points, radiator, spot lighting.

## Conservatory 12'2" x 12'4" (3.73 x 3.77)

Laminate flooring, pitched poly carbonate roof, large aspect Upvc windows, double patio style doors leading to rear garden, power points, T.V point.

## First Floor

Full sized landing, fitted carpet, flat plastered ceiling, full length storage cupboard, galleried staircase.

## Bedroom 1 11'4" x 12'0" (3.46 x 3.66)

Fitted carpet, flat plastered ceiling, power points, radiator, Upvc window, T.V point.



### En-Suite Shower Room

Ceramic tiled flooring, shower suite comprising of a corner shower cubicle enclosed by curved glass screen doors, vanity sink unit, low level W.C, fully tiled walls, heated towel rail.

### Bedroom 2 11'3" x 9'6" (3.43 x 2.91)

Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points.

### Bedroom 3 8'9" x 6'5" (2.68 x 1.97)

Fitted carpet, flat plastered ceiling, Upvc window, power points, radiator.

### Family Shower Room

Ceramic tiled flooring, shower suite comprising double length shower cubicle which is fully tiled, enclosed by glass screen doors, vanity sink unit, low level W.C, fully tiled walls, full length heated towel rail, Upvc window, spot lighting.

### Services And Tenure

Freehold

Mains Gas Electric And Drainage

Council Tax - B

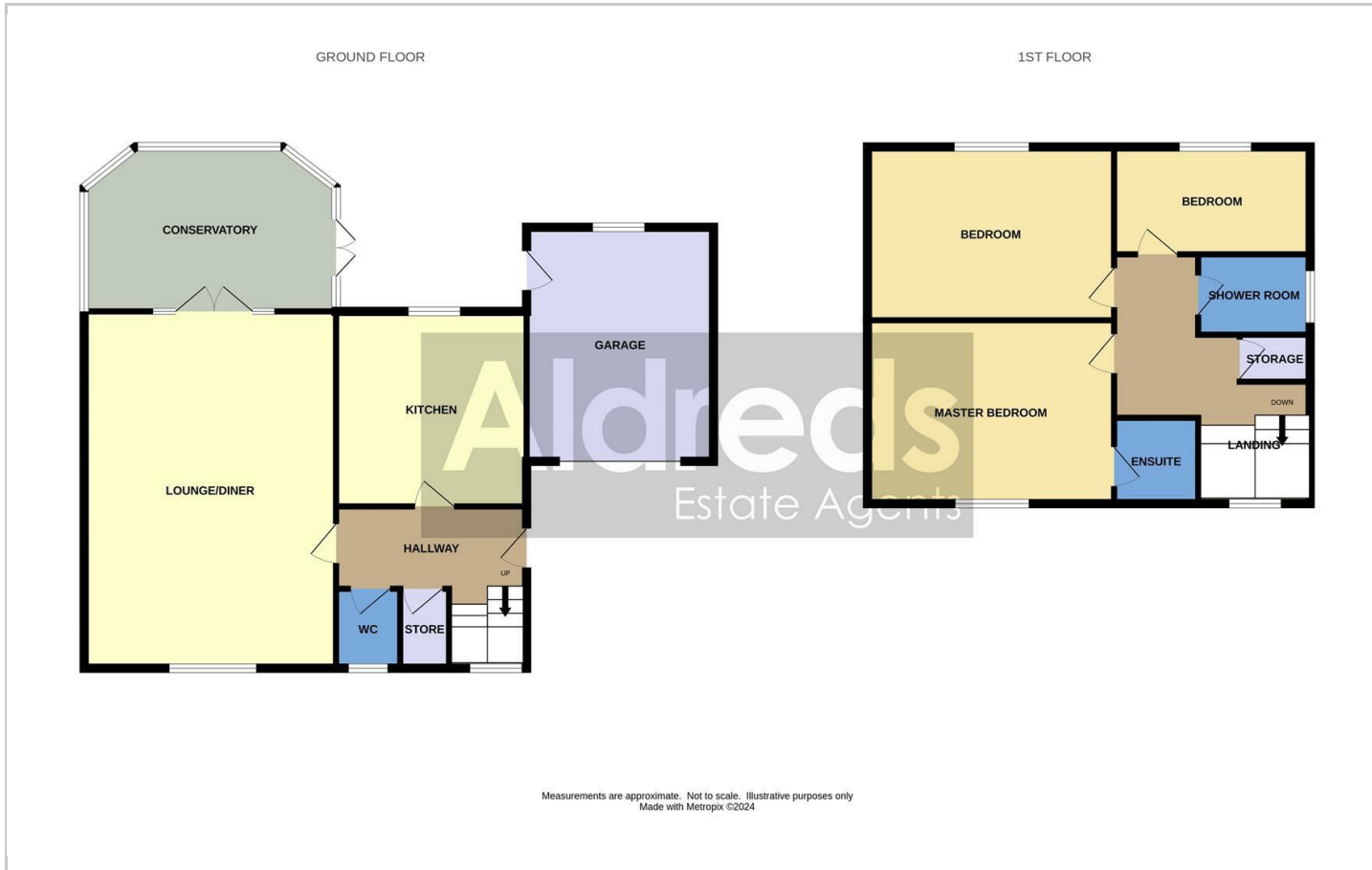
### Outside To The Front

There is a beautifully presented lawned garden enclosed by low level brick walls with a range of flower and shrub borders, long concrete driveway providing ample off road parking leading to an integral brick built garage with up and over door, power points and lighting.

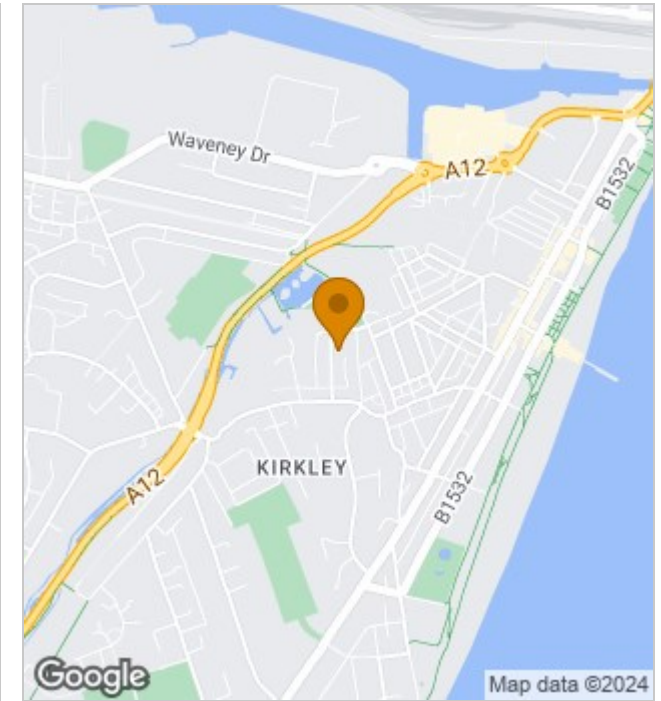
### Outside To The Rear

There is a beautifully presented and large lawned garden with a private rear and side aspect, with central fruit trees, beautifully presented flowers and shrub borders, ornamental stoned area, patio seating area, raised decking with designated BBQ area and bar, timber and felt garden shed, vehicular rear access providing further off road parking options. There is also a substantially built timber and felt summerhouse, Rear door to brick garage/workshop. Gardens enclosed by high fencing.

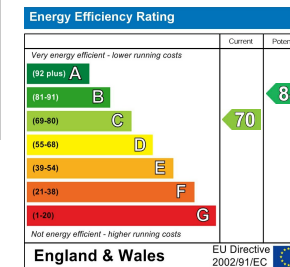
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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