

**Aldreds**  
Estate Agents



350 London Road South, South Lowestoft, NR33 0BQ

£475,000

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£475,000

# 350 London Road South

South Lowestoft, NR33 0BQ

- Upto 10 Double Bedrooms
- Off Road Parking
- 4 Reception Rooms
- Very Well Maintained Property
- Possibilities For Self Contained Annex Or Airbnb
- Beautiful Sea Views From Rear
- Ideal For Many Purposes
- 4 Bathrooms & 5 WCs
- Open Fire Places
- Viewing A Must

**\*\* DOUBLE FRONTED 10 BEDROOM SEMI DETACHED HOUSE \*\*** Aldreds are delighted to offer this amazing 10 bedroom property with 4 reception rooms + Basement along with 4 Bathrooms and 5 WCs and a choice of 3 kitchen areas. Situated on the fringe of Kirkley and East Pakefield being within a very short walk of Lowestoft and Pakefield beaches. The rear upper windows offer beautiful seaviews. This home is so versatile it could suit a variety of different buyers as there are options for large families moving in together with opportunities to create self contained annex. Airbnb or flat conversion could be another idea or as a commercial hotel / Bed and Breakfast (stp). The vendors have maintained the property to a good standard with the benefits of gas central heating and many original features. Outside there is a lawned garden and double gates providing off road vehicle access. Aldreds strongly recommends a viewing of this amazing Victorian home.



## Wide Entrance Hall

Fitted carpet, galleried staircase off to the first floor, stair case leading to the basement.

## Lounge 13'4" x 17'3" (4.08 x 5.26)

Laminate flooring, original coving and picture rails, fireplace, bay window, radiator, power points, T.V point.

## Sitting Room 14'0" x 17'8" (4.27 x 5.41)

Laminate flooring, original covings and picture rail, walk in bay window, power points, radiator.

## Sitting Room / Bedroom 10 16'1" x 14'5" (4.92 x 4.40)

Laminate flooring, original coving and picture rail, walk in bay window, power points, radiator.

## Formal Dining Room 14'2" x 14'9" (4.32 x 4.52)

Fitted carpet, fireplace, power points, radiator, storage cupboards, wide opening leading to the kitchen.







### Kitchen/Breakfast Room 12'8" x 12'0" (3.87 x 3.68 )

Ceramic tiled flooring, full range of fitted kitchen units, extended work surfaces, triple bowl stainless steel sink, recess for white goods including plumbing for dishwasher, gas and electric cooker points, stainless steel extraction cooker hood, tiled splash backs, large aspect Upvc window, Upvc door leading to rear garden.

### Inner Hallway

Fitted carpet, storage cupboards, walk in pantry cupboard with ceramic tiled flooring, fully tiled walls, shelving for storage along with power points and recess for white goods.

### 2nd Utility/Kitchen Area 14'0" x 11'2" (4.27 x 3.41)

Part vinyl flooring, fitted kitchen units, stainless steel sink, roll top work surfaces, tiled splash backs, power points, radiator.

### Bathroom

Part vinyl flooring, bathroom suite comprising of a pedestal sink, separate shower, low level W.C, panel bath, tiled splash backs.

### 2nd Rear Hallway

Door leading to rear garden, rear staircase.

### Directions

This superb property is situated on the fringe of East Pakefield And Kirkley, Just a short walk from the beach and seafront amenities. Sat Nav Location NR33 0BQ



## First Floor

Split level galleried landing, fitted carpet, radiator, power points, galleried stair case leading up to second floor.

### Bedroom 1 14'4" x 20'4" (4.38 x 6.22)

Fitted carpet, coved ceiling, picture rails, triple aspect windows, power points, radiator.

### Bedroom 2 14'7" x 14'0" (4.46 x 4.28)

Fitted carpet, picture rail, radiator, power points, Upvc window.

### Bedroom 3 12'8" x 14'8" (3.88 x 4.48)

Fitted carpet, coved ceiling, picture rails, radiator, power points, double aspect windows.

### Bedroom 4 15'1" x 13'6" (4.61 x 4.14)

Fitted carpet, double aspect windows, radiator, power points.

### En-Suite Shower Room

Fully tiled shower cubicle, vanity sink unit with tiled splash backs, extractor fan.

### Bedroom 5 13'5" x 12'4" (4.11 x 3.77)

Timber effect vinyl flooring, window, radiator, power points.

### Family Bathroom/Utility Room 13'1" x 7'9" (4.01 x 2.37)

Solid timber flooring, recess for tumble dryer and washing machine, radiator, vanity sink unit, panel bath with shower over, part tiled walls, double aspect windows.

### Toilet

Laminate flooring, low level W.C, Upvc window, part tiled walls.

### 2nd Separate W.C

Laminate flooring, low level W.C, Upvc window, part tiled walls.

## Second Floor

Central galleried landing, fitted carpet, Upvc window, providing beautiful sea views.

### Bedroom 6 with Self Contained Kitchen 15'1" x 21'2" (4.61 x 6.46)

Bedroom area has fitted carpet, double aspect windows, radiator, power

points, T.V point. - Kitchen Area- Vinyl flooring, range of high white gloss fitted kitchen units, recess for white goods, butler style ceramic sink, tiled splash backs. This has previously been used as a second lounge and kitchen living area.

### Bedroom 7 12'4" x 13'6" (3.76 x 4.14)

Fitted carpet, Upvc window with beautiful sea views, radiator, power points, T.V point.

### Shower Room

Tiled effect vinyl flooring, shower suite comprising of an over sized corner shower cubicle with aqua board splash backs, low level W.C, vanity sink unit, full length heated towel rail, extractor fan.

### Bedroom 8 12'11" x 14'8" (3.94 x 4.49)

Fitted carpet, double aspect windows providing beautiful sea views, radiator, power points.

### Bedroom 9 15'3" x 13'1" (4.65 x 4.01)

Fitted carpet, window, power points, radiator.

## Tenure And Services

Freehold

Mains Gas Electric And Drainage

Council Tax Band E

## Outside To The Front

There is an enclosed front garden with footpath leading to front door. Then garden is laid to lawn, flower and shrub borders, enclosed by low level brick walls.

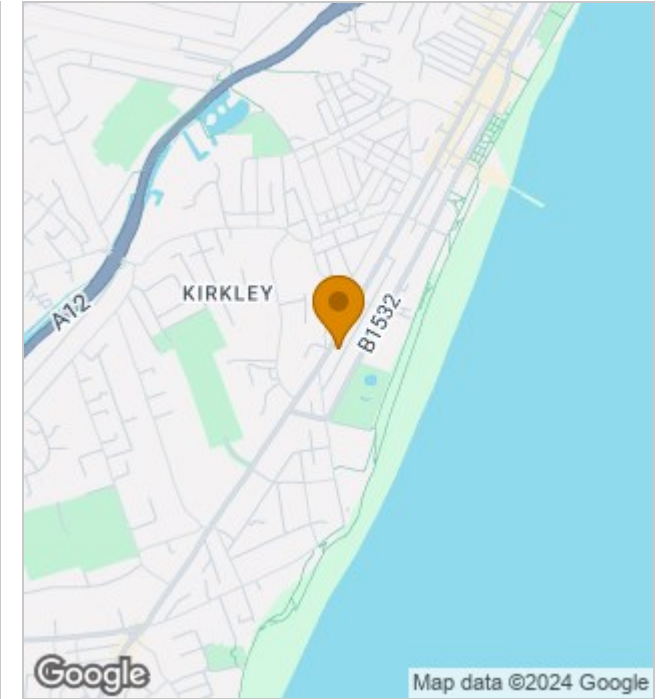
## Outside To The Rear

There is an enclosed garden which is laid to lawn with flower and shrub borders, brick storage shed, timber and felt storage shed, double gates which open out into a driveway which could provide off road parking leads out in to Rectory Road.

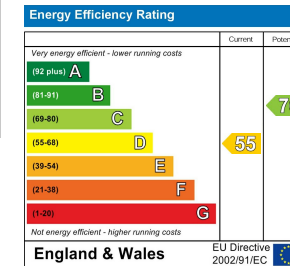
## Floor Plans



## 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.

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