



17 Briar Close

Lowestoft, NR32 4SU

Offers Over £290,000



Aldreds are delighted to offer this stunning three bedroomed and very well extended detached home situated in this very desirable North Lowestoft location. Being within walking distance of all local amenities and Gunton Woods. This superb family home offers spacious accommodation including a wide entrance porch with ground floor shower room, wide entrance hall, spacious lounge with double doors leading to a formal dining room, extra reception room currently used as a breakfast room, very well extended spacious kitchen with utility area leading off. To the first floor you have 3 generous sized bedrooms and a family bathroom. To the outside there is a spacious front driveway with immaculate presented lawned garden and to the rear there is a private lawned garden with patio seating area. All in all a superb spacious family home offering outstanding value for money. Set in this very desirable location we would advise an early viewing.



Entrance Porch

Fitted carpet, power points, double aspect Upvc windows, Upvc entrance door.

Shower Room

Waterproof flooring, walk in open plan shower cubicle which is fully tiled, low level W.C, wall mounted sink, half tiled walls, Upvc window, extractor fan.

Entrance Hall

Fitted carpet, galleried staircase off to the first floor, power points, under stair storage cupboard, radiator.

Lounge 11'6" x 14'9" (3.51 x 4.50)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point, double doors leading into the dining room (dining room & lounge can be opened up as one room if required).

Dining Room 9'10" x 9'9" (3.01 x 2.98)

Fitted carpet, coved ceiling, radiator, double doors leading to the lounge, double patio doors leading to the rear garden.

Breakfast Room 8'3" x 10'7" (2.52 x 3.24)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point, wall mounted energy efficient combination boiler.

Extended Kitchen 11'10" x 9'6" (3.61 x 2.90)

Ceramic tiled flooring, full range of fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, tiled splash backs, recess for white goods including plumbing for dishwasher and washing machine, radiator, Upvc window, Upvc door leading to rear garden, integral double electric oven with four burner gas hob, extraction cooker hood.

Utility Area

Recess for fridge/freezer, power points, loft access leading to extension roof space, integral door leading to garage.

First Floor

Full sized central galleried landing, coved ceiling, loft access leading to insulated loft space, Upvc window, full length airing cupboard.

Bedroom 1 11'6" x 13'1" (3.52 x 4.01)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

Bedroom 2 11'6" x 10'4" (3.51 x 3.16)

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

Bedroom 3 9'6" x 8'1" (2.91 x 2.48)

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

Family Bathroom

Tiled effect vinyl flooring, white modern bathroom suite comprising oversized corner bath with shower mixer tap, vanity sink unit, low level W.C, heated towel rail, fully tiled walls, Upvc window.

Services & Tenure

Freehold
Council Tax Band A
Mains Gas Water Drainage & Electric

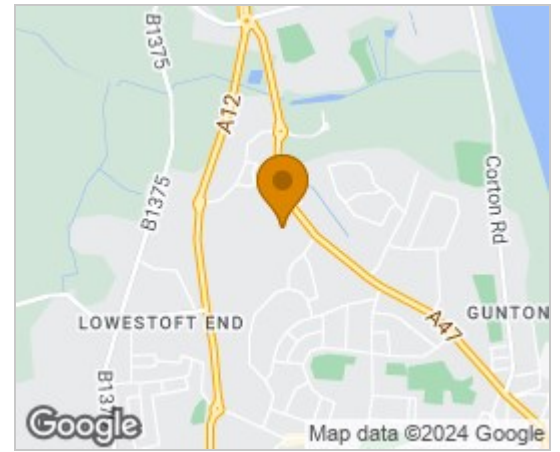
Outside To The Front

There is a beautifully presented lawned front garden with a range of specimen flower and shrub borders, enclosed by timber fencing, generous size brick weave driveway providing ample off road parking that leads to the integral garage with power points and lighting.

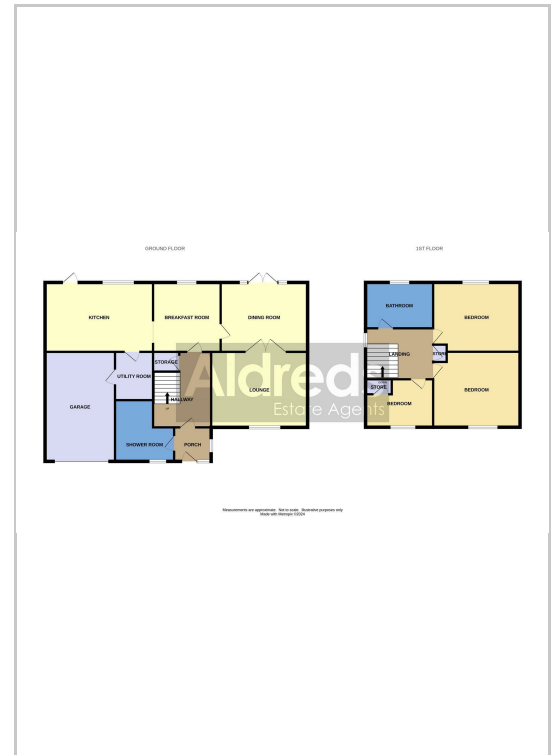
Outside To The Rear

There is a fully enclosed and very well presented lawned garden with patio seating area, substantially built pitched roof summer house, timber and felt garden shed, raised flower and shrub borders, all enclosed by high fencing, side access leading to front garden.

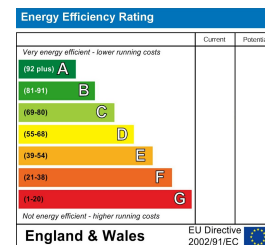
Area Map



Floor Plans



Energy Efficiency Graph



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