

**Aldreds**  
Estate Agents



## 33 The Pastures

Park Meadows, Lowestoft, NR32 4WT

GP £300,000 - £325,000





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### Park Meadows

GUIDE PRICE £300,000 - £325,000

\*\*\* 4 BEDROOM BADGER BUILT HOME SITUATED ON PARK MEADOWS \*\*\* Superb property with large living space including lounge, separate dining room, spacious kitchen, large conservatory and ground floor wc. To the first floor there are 4 bedrooms and 2 bathrooms. To the outside there is a generous front driveway leading to the garage and the rear garden is private backing on to open garden land.. Set at a realistic asking price, early viewing is recommended.

#### Wide Entrance Hall

Karndean flooring, sealed unit double glazed entrance door, galleried staircase off to first floor, radiator, under stair storage recess.

#### Cloakroom

Karndean flooring, cloakroom suite comprising of a wall mounted sink with tiled splash back, low level W.C., radiator, Upvc window.

#### Lounge

12'2" x 18'1" (3.72 x 5.52)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point, double doors leading through to the dining room.

#### Dining Room

10'11" x 11'3" (3.34 x 3.45)

Karndean flooring, coved ceiling, power points, radiator, double doors leading to the lounge, Upvc patio doors leading to the conservatory.

#### Conservatory

13'5" x 12'0" (4.11 x 3.66)

Fitted carpet, insulated all weather pitched roof, large aspect Upvc windows, radiator, power points, double patio doors leading to rear garden.

#### Kitchen

10'6" x 15'1" (3.21 x 4.60)

Karndean flooring, full range of quality fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, recess and plumbing for washing machine, integral appliances including fridge/freezer and dishwasher, wall mounted boiler, inset spot lighting, range cooker included in the asking price, fully electric with induction hob, double width extraction cooker hood, glass splash back, further full length storage/pantry cupboard.







### First Floor

Full sized galleried landing with fitted carpet, radiator, Upvc window, power points, double width airing/storage cupboard, loft access leading to fully insulated loft space, loft is boarded with light.

### Bedroom 1

11'5" x 12'0" (3.49 x 3.67 )

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

### En-Suite Shower Room

Laminate flooring, shower suite comprising of a double fully tiled shower cubicle, low level W.C with closed cistern, vanity sink unit, shaver socket, Upvc window, full length fitted towel rail.

### Bedroom 2

11'5" x 8'4" (3.50 x 2.56)

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

### Bedroom 3

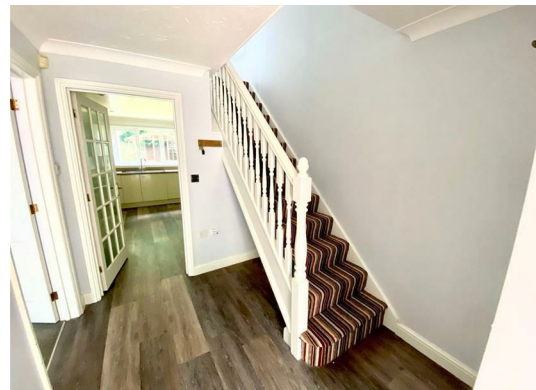
8'9" x 7'8" (2.67 x 2.35)

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

### Bedroom 4

8'4" x 7'6" (2.55 x 2.31)

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



### Family Bathroom

Tiled effect vinyl flooring, white bathroom suite comprising of a panel bath with shower over, pedestal sink, low level W.C, part tiled walls, extractor fan, Upvc window, shaver socket, full length heated towel rail.

### Outside To The Front

There is a brick weave driveway giving ample off road parking for a variety of cars or leisure vehicles leading to a detached pitched roof garage with electric roller door, power points and lighting. The garage has eaves storage space.

### Outside To the Rear

There is a very private garden with non overlooked rear side aspect which is laid to lawn with raised fish pond, enclosed patio seating area with electric lights, enclosed by high fencing, timber and felt shed/workshop, full range of power points and lighting, gateway leading to front driveway.

### Tenure And Services

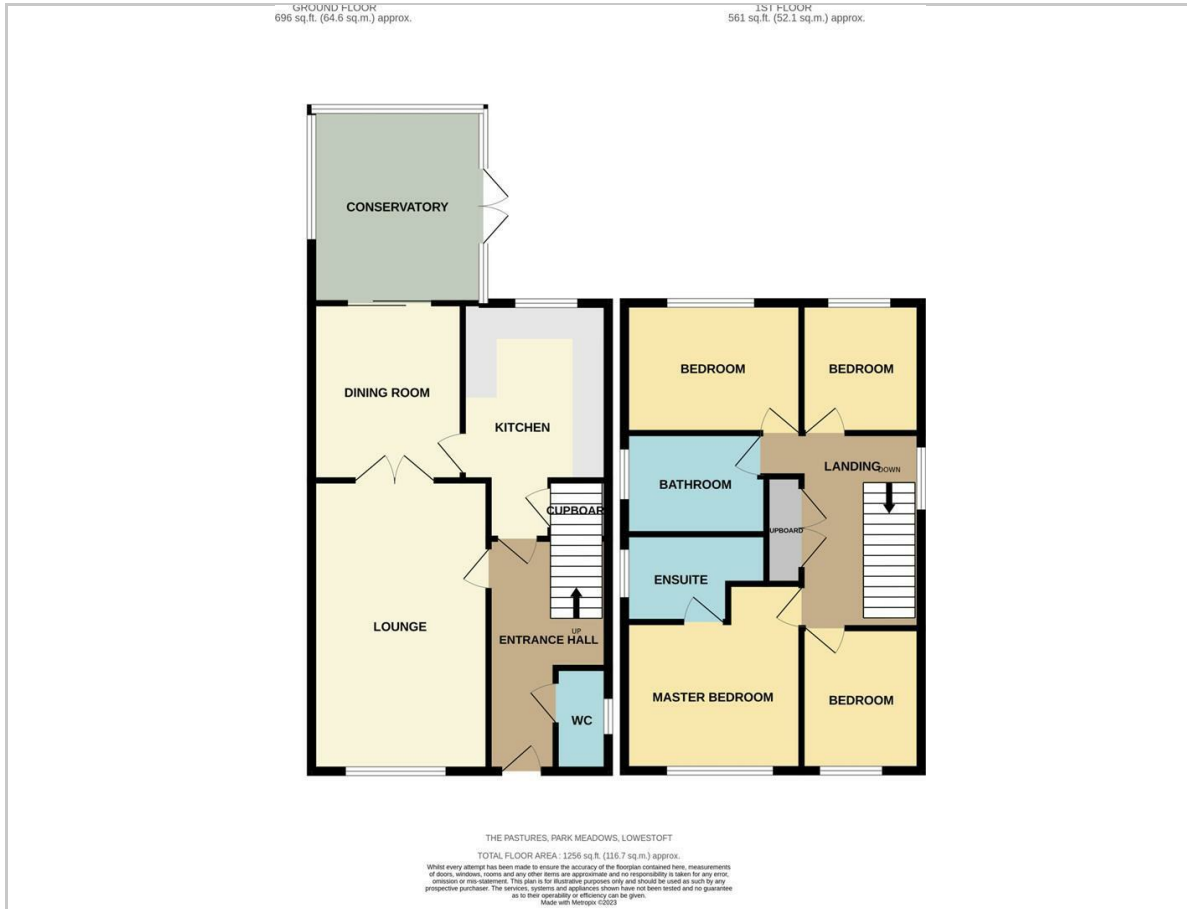
Freehold

Council Tax Band D

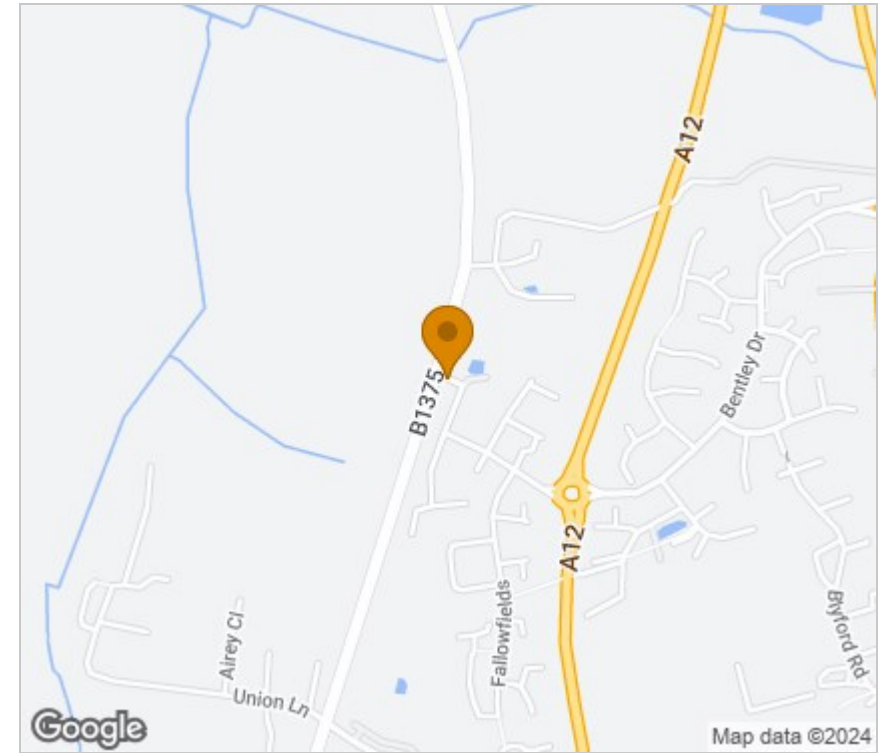
Mains Water And Drainage

Mains Electricity And Gas

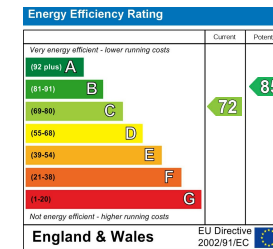
## Floor Plan



## Area Map



## Energy Efficiency 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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