



**Aldreds**  
Estate Agents

7 Windsor Road

Kirkley, Lowestoft, NR33 0BP

Asking Price £275,000



5



3



2



## 7 Windsor Road

Kirkley, Lowestoft, NR33 0BP

Aldreds are delighted to offer this stunning 5 bedroomed character family home situated in this very convenient South Lowestoft location being within a very short walk of South Lowestoft and Pakefield beaches along with all local amenities. This superb property is presented to an amazing standard throughout with many character features and the spacious accommodation includes a wide entrance hall with galleried staircase, open plan lounge/diner with cast iron log burner, spacious kitchen/diner. To the first floor there are 4 spacious separate bedrooms, bedroom 2 with en-suite shower & W.C, modern family bathroom. To the second floor there is a large double fifth bedroom. Outside to the front there is an enclosed garden with original tiled footpath leading to front door and to the rear there is a very well presented enclosed garden providing ample space for bistro dining. All in all a fantastic home in turn key condition and early viewing is strongly recommended.

### Wide Entrance Hall

Stripped floor boarding, original central cornices, galleried staircase off to the first floor, full length under stair walk in cupboard, entrance door with large aspect window, radiator.

### Lounge/Diner

15'7" x 24'3" (4.75 x 7.41)

Laminate flooring, flat plastered and coved ceiling, fireplace with cast iron log burner, further feature fireplace, radiator, double aspect windows including a walk in bay window with made to measure window shutters, power points, T.V point.

### Cloakroom

Stripped floor boarding, cloakroom suite comprising of a low level W.C, wall mounted sink, half tiled walls.

### Kitchen/Diner

16'0" x 11'7" (4.90 x 3.54)

Stripped floor boarding, range of in keeping kitchen units, extended work surfaces, half tiled walls, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, recess for american style fridge/freezer, power points, T.V point, double aspect windows, door leading out to the rear garden, ample space for family size dining table and chairs, power points, flat plastered and coved ceiling with inset spot lighting, wall mounted modern energy efficient combination gas boiler, full length pantry cupboard.

### First Floor Landing

Central split level galleried landing, stripped floor boarding, carpet runners, flat plastered and coved ceiling, full length storage cupboard, loft access with pull down loft ladder leading to an insulated loft space.





### Bedroom 1 12'5" x 15'0" (3.81 x 4.59)

Stripped floor boarding, original covings, flat plastered ceiling, radiator, walk in bay window with made to measure wooden shutters, power points, T.V point, feature fireplace.

### Bedroom 2 15'1" x 11'10" (4.61 x 3.61)

Stripped floor boarding, flat plastered and coved ceiling, Upvc window, cast iron fireplace, power points, T.V point.

### En-Suite W.C & Shower

### Bedroom 3 7'11" x 11'7" (2.42 x 3.55)

Stripped floor boarding, flat plastered and coved ceiling, radiator, power points, Upvc window.

### Bedroom 4 9'7" x 7'10" (2.93 x 2.41)

Stripped floor boarding, flat plastered and coved ceiling, power points, radiator, window with made to measure window shutters, T.V point.

### Main Bathroom

Fitted flooring, Modern shower and toilet Suite. Underfloor heating

### Second Floor

Galleried staircase leading in to Bedroom 5.

### Bedroom 5 20'8" x 15'0" (6.32 x 4.58 )

Fitted carpet, sealed unit double glazed window, power points.

### Tenure And Services

EPC -TBC

Council Tax - Band B

Mains Electric Gas And Water / Drainage

Freehold

### Outside To The Front

There is an enclosed front garden with original style footpath leading to front door.

### Outside To The Rear

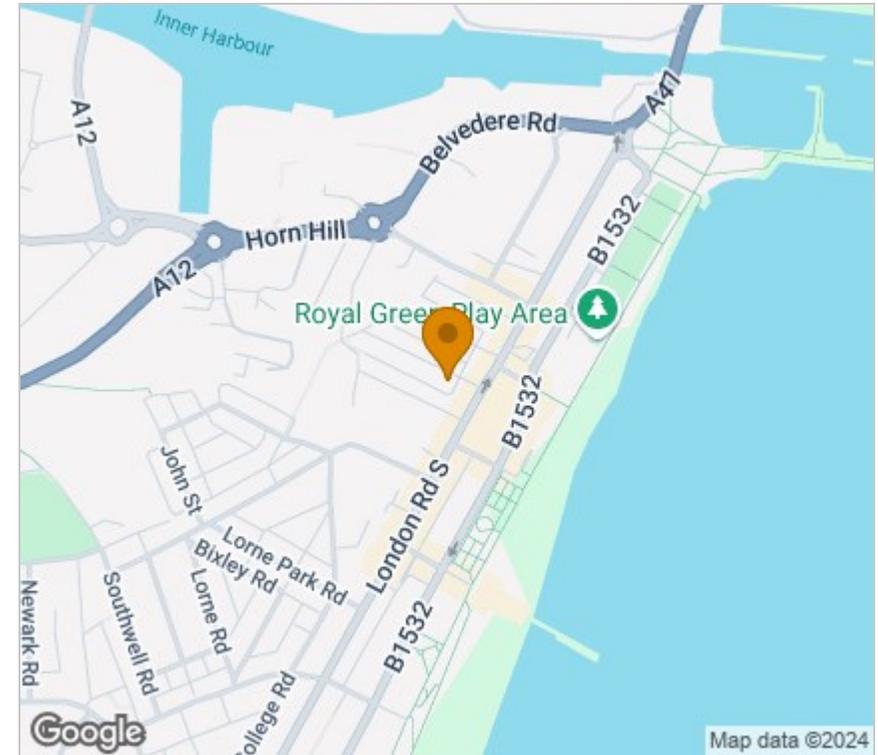
There is a very well presented and fully enclosed sunny South facing garden area which is presented to a very good standard, lawned areas, footpath, Patio seating area, raised stone and ornamental slate borders. Brick outbuilding.



## Floor Plan



## Area Map



## Viewing

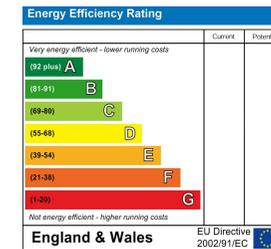
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA