



35 Mimosa Walk

Lowestoft, NR32 2SR

Price Guide £190,000



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Price Guide £190,000-£200,000 Aldreds are delighted to offer this superb 3 bedroomed semi detached family home situated in this very desirable North Lowestoft location being within walking distance of all local amenities including Normanston Park offering a full range of parkland and woodland walk ways. The spacious accommodation includes an entrance hall, spacious front to back lounge/diner, fitted kitchen. To the first floor there is a full size central landing with 3 good size separate bedrooms and a family bathroom. To the outside of the property there is a spacious lawned garden to the rear, along with double gates leading to driveway providing parking for up to 2 cars. This would provide space for a garage if required subject to necessary planning permissions. There is also the advantages of Upvc double glazed windows and gas fired central heating. Early viewing is recommended.

Wide Entrance Hall

Laminate flooring, stairs off to the first floor, radiator, sealed unit double glazed entrance door.

Open Plan Lounge/Diner

12'5" x 23'3" (3.80 x 7.11)

Fitted carpet, coved ceiling, double aspect Upvc windows, radiators, power points, T.V point, ample space for family sized dining table and chairs.

Kitchen

7'1" x 11'5" (2.17 x 3.48)

Timber effect vinyl flooring, range of fitted kitchen units, extended work surfaces, power points, tiled splash backs, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, radiator, Upvc door leading to the rear garden.

First Floor

Full sized central landing, with 3 bedrooms and the bathroom leading off, fitted carpet, radiator, Upvc window, loft hatch leading to insulated loft access.





Bedroom 1

11'1" x 12'4" (3.38 x 3.77)

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

Bedroom 2

11'1" x 11'3" (3.4 x 3.44)

Fitted carpet, radiator, power points, full length cupboard housing the gas boiler, Upvc window.

Bedroom 3

10'0" x 7'6" (3.05 x 2.30)

Laminate flooring, Upvc window, radiator, power points.

Family Bathroom

Timber effect vinyl flooring, white bathroom suite comprising of a panel bath with shower mixer tap, pedestal sink, low level W.C, fully tiled walls, Upvc windows, inset spot lighting.



Tenure And Services

Freehold

Council Tax Band - B

Mains Electric Gas Water And Drains

Outside To The Front

There is a fully enclosed front garden which is laid to ornamental stone enclosed by low level fencing and brick wall with footpath leading to front door.



Outside To The Rear

There is a spacious lawned garden with double gates allowing vehicular access for parking for 2 cars. There is space for a garage subject to the necessary planning permissions.

Ref: L2267/01/25

Floor Plan



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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Area Map



Energy Efficiency Graph

