



Aldreds

Estate Agents

47 Lorne Park Road
Lowestoft, NR33 0RB
Offers Over £200,000



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Lowestoft, NR33 0RB

Aldreds are delighted to offer this period bay fronted 4 separate bedroomed family property situated in this very desirable South Lowestoft location being within walking distance of the award winning Lowestoft and Pakefield beaches. Presented to a good standard throughout with spacious family accommodation including an entrance hall, 2 reception rooms, spacious fitted kitchen leading into a breakfast/utility area, ground floor family bathroom and to the first floor there is a full sized galleried landing with 4 separate bedrooms along with an upstairs W.C., (this is currently used as a storage room). To the outside of the property there is an enclosed front garden with a spacious courtyard garden to the rear which provides space for bistro style dining which is all laid to artificial turf. Further to the rear there is roadway access which provides further on street parking. There are also the benefits of Upvc double glazed windows and gas fired central heating. Set at a realistic asking price and offering outstanding 4 bedroomed family accommodation. Early viewing is strongly recommended.

Long Entrance Hall

Laminate flooring, coved and flat plastered ceiling, inset spot lighting, Upvc entrance door, radiator, galleried staircase leading up to the first floor, power points, under stair storage cupboard.

Lounge

10'10" x 12'3" (3.32 x 3.75)

Fitted carpet, Upvc walk in bay window, radiator, power points, T.V point, modern wall mounted electric living flame fire.

Dining Room

10'9" x 12'2" (3.29 x 3.71)

Laminate flooring, flat plastered and coved ceiling, T.V point, power points, radiator, Upvc door leading to the rear garden.

Kitchen

11'2" x 8'9" (3.42 x 2.68)

Tiled effect laminate flooring, range of modern fitted kitchen units, extended work surfaces, round stainless steel sink with single drainer, recess for white goods including plumbing for dishwasher, built in stainless steel oven with matching four burner gas hob, stainless steel splash back, stainless steel extraction cooker hood, Upvc window.

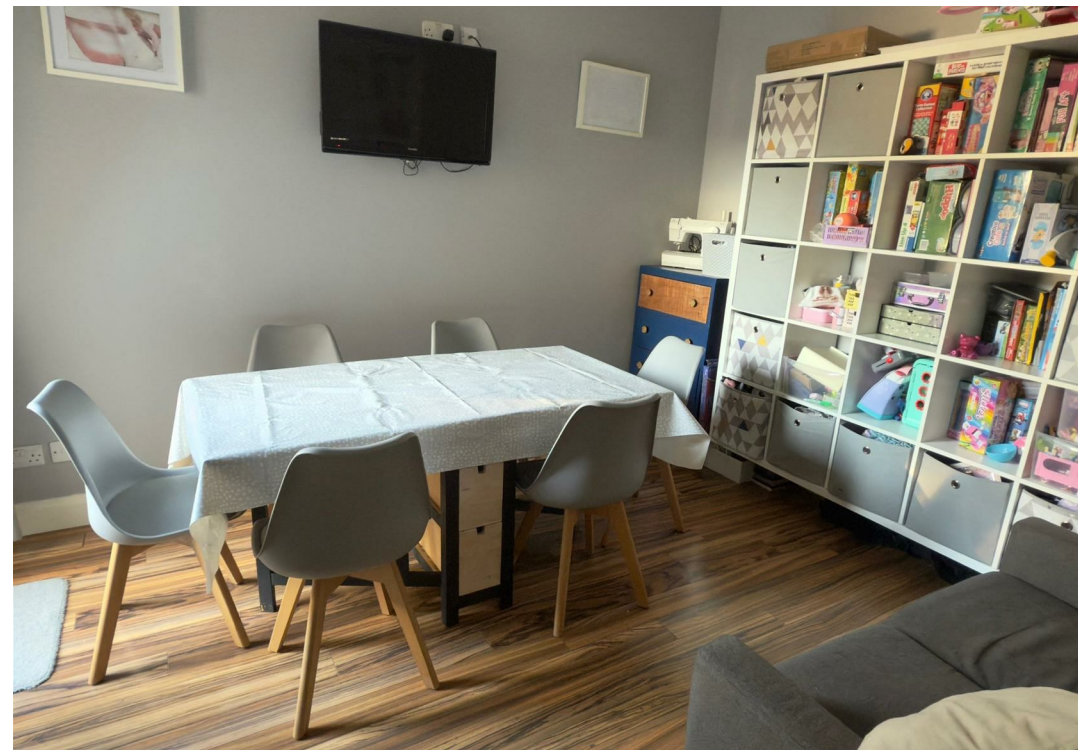
Utility/Breakfast Room

8'1" x 9'1" (2.47 x 2.78)

Ceramic tiled flooring, full length larder cupboards, recess for tumble dryer and washing machine, extended work surface, breakfast bar, power points, Upvc window, Upvc door leading to rear garden.

Family Bathroom

Ceramic tiled flooring, quality white bathroom suite comprising of a shower set over a panel bath, vanity sink unit, low level W.C with enclosed cistern, fully tiled walls, Upvc window, extractor fan, flat plastered ceiling, inset spot lighting.





First Floor

Full sized galleried landing, 4 separate bedrooms leading off, fitted carpet, radiator, loft access leading to fully insulated loft space with pull down ladder.

Bedroom 1

10'9" x 12'0" (3.28 x 3.66)

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

Bedroom 2

11'7" x 8'10" (3.54 x 2.71)

Fitted carpet, Upvc window, radiator, power points, T.V point, 2nd loft hatch leading to fully insulate roof space with pull down ladder.

Bedroom 3

7'9" x 11'5" (2.37 x 3.50)

Fitted carpet, flat plastered and coved ceiling, inset spot lighting, power points, radiator, Upvc window.

Bedroom 4

7'8" x 6'1" (2.34 x 1.86)

Fitted carpet, Upvc window, power points, radiator, flat plastered and coved ceiling, inset spot lighting.

Toilet

This is currently being used as a storage room but can be equipped and plumbed as an upstairs W.C.

Tenure And Services

Council Tax Band B

Freehold

Mains Water Gas Electric And Drains

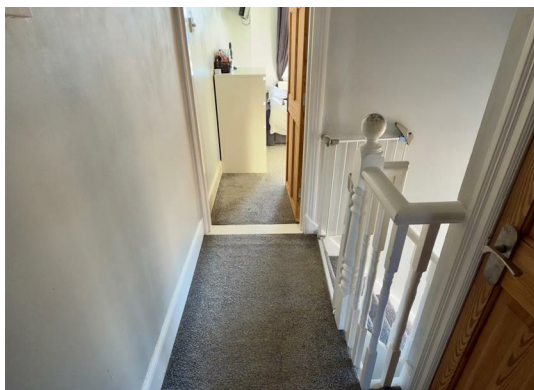
Outside To The Front

There is a fully enclosed garden with artificial grass, original tiled footpath leading to the front door.

Outside To The Rear

There is a fully enclosed garden providing ample space for bistro style dining, laid to artificial grass, storage shed, enclosed by high walls and fencing, vehicular rear access which leads out to further on street parking.

Ref: L2268/01/25



Floor Plan

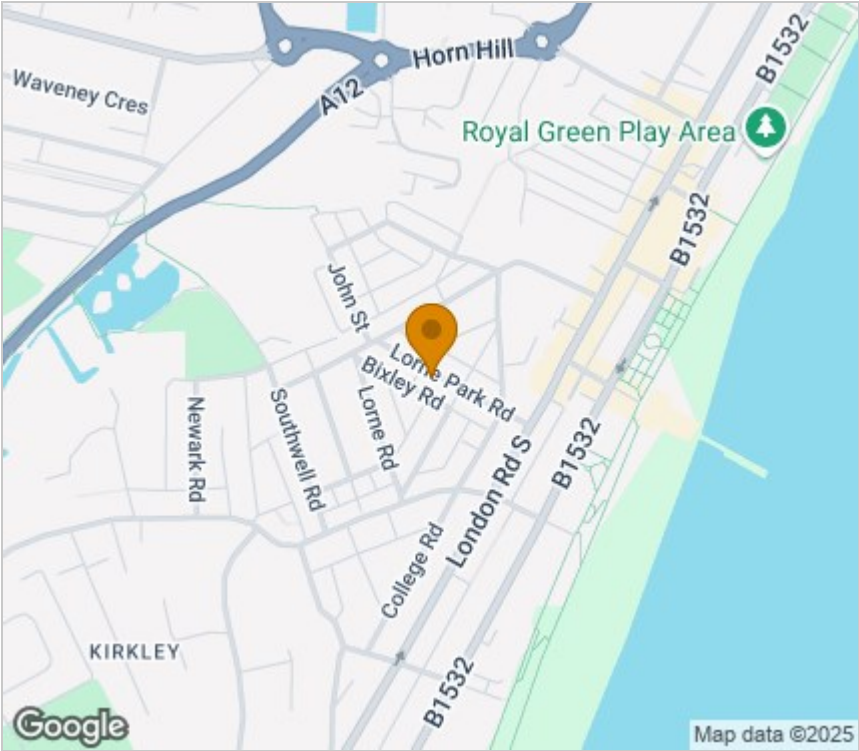


Viewing

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

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Area Map



Energy Efficiency Graph

