

**Aldreds**  
Estate Agents



Tara, Church Lane Camps Heath

Camps Heath, Lowestoft, NR32 5DP

Offers Invited £325,000





## Tara, Church Lane

Camps Heath, Lowestoft, NR32 5DP

Aldreds are delighted to offer this 3 bedroomed semi detached property situated in this very desirable Camps Heath village location being situated in 0.15 acres (STP) of garden land backing on to open horse fields. The property is situated in such a position that offers great potential to develop or extend subject to the appropriate planning permission. The accommodation includes a wide entrance hall, spacious lounge, modern fitted kitchen/Breakfast Room, ground floor bathroom and ground floor bedroom. To the first floor there is a central landing and 2 further double bedrooms. To the outside front there is a driveway which leads to an integral garage and a further garden to the side which offers potential for a side extension. A fantastic lawned rear garden backing on to open fields. Properties in this village location rarely become available and has great potential. An early viewing is strongly recommended.

### Wide Entrance Hall

Fitted carpet, radiator, power points, galleried staircase off to the first floor, under stair storage cupboard, plus an under stair recess, Upvc entrance door.

### Lounge

11'4" x 14'10" (3.47 x 4.53)

Fitted carpet, coved ceiling, fireplace with living flame electric fire, large aspect Upvc windows, Upvc patio door leading out to the raised patio seating area. T.V points, radiator, power points.

### Kitchen

10'7" x 9'4" (3.25 x 2.85)

Timber effect vinyl flooring, range of modern fitted kitchen units with extended work surfaces, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, power points, aqua board splash backs, space for a breakfast table and chairs, Upvc window and Upvc door leading to the lean to conservatory.

### Bedroom 3

10'0" x 7'0" (3.07 x 2.15)

Fitted carpet, Upvc window, radiator, power points.







### Family Bathroom

Timber effect vinyl flooring, bathroom suite comprising of a low level W.C, panel bath, pedestal sink, part tiled walls, Upvc window, radiator, towel rail.

### First Floor

Central landing with fitted carpet, full length storage cupboard.

### Bedroom 1

11'2" x 13'6" (3.42 x 4.14)

Fitted carpet, Upvc window, power points, radiator, eaves storage cupboard.

### Bedroom 2

9'1" x 13'4" (2.79 x 4.08)

Fitted carpet, Upvc window, power points, radiator, eaves storage cupboard.

### Outside To The Front

There is a large frontage with driveway providing off road parking, enclosed by low level hedging and laid to ornamental bark and stone. There is a further side garden and beautiful rear lawned garden backing on to open horse fields. Total plot size 0.15 acres ( STMS )

Ref: L2291/02/25



Floor Plan

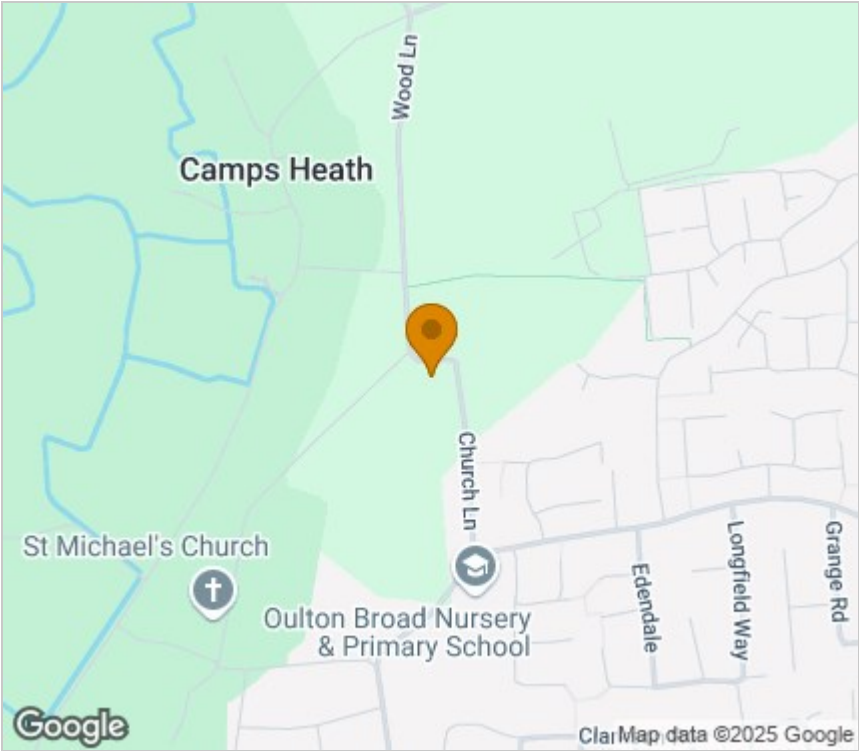


Viewing

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

