

Aldreds
Estate Agents

19 St. Aubyns Road, Kirkley, Lowestoft, NR33 0EG

£285,000





19 St. Aubyns Road

Kirkley, Lowestoft, NR33 0EG

- Immaculate Presentation Throughout
- Separate Formal Dining Room
- Spacious Artificial Turfed Rear Garden
- 4 Separate Bedrooms
- Outstanding Family Home
- Large Open Plan Lounge/Diner
- Many Character Features
- Sash Styled Upvc Double Glazing
- Spacious Family Bathroom & Shower Room
- Potential Off Road Parking To The Rear

Aldreds are delighted to offer this 4 bedroomed family period home situated in this very desirable South Lowestoft location being within a very short walk of Pakefield and South Lowestoft Beach. This property is presented to an immaculate standard throughout with quality fixtures and fittings and many in-keeping features and offers spacious versatile accommodation including a wide entrance hall, large open plan lounge/diner, separate formal dining room, fitted kitchen, utility room, ground floor W.C. To the first floor there is a split level galleried landing, 4 separate bedrooms and a family bathroom which includes a separate shower cubicle. There are also the benefits of sash styled Upvc double glazing and gas fired central heating. Without doubt this property is situated in one of the most desirable postcodes within South Lowestoft and an early viewing is strongly recommended to appreciate this outstanding family home.

£285,000



Wide Entrance Hall

Ceramic tiled flooring, sealed unit double glazed entrance door, galleried staircase off to the first floor, radiator, under stair storage cupboard.

Lounge/Diner 25'3" x 13'0" (7.72 x 3.98)

Fitted carpet, coved ceiling, walk in sash style Upvc bay window, double Upvc patio doors leading out to the rear garden, radiator, power points, T.V point, tiled fire place with timber surround with inset living flame gas fire.

Dining Room 12'7" x 11'11" (3.84 x 3.64)

Ceramic tiled flooring, flat plastered and coved ceiling, Upvc bay window, inset cast iron multi fuel coal/log burner, inset fireplace with timber mantle and tiled hearth, power points, T.V point.





Kitchen 10'9" x 10'8" (3.28 x 3.27)

Ceramic tiled flooring, range of fitted kitchen units with roll top work surfaces, power points, range cooker space with double width extractor fan, tiled splash backs, plumbing and recess for dishwasher, radiator, double aspect Upvc windows, double poly carbonate sink with single drainer.

Utility Area

Ceramic tiled flooring, plumbing and recess for washing machine, recess for full length fridge/freezer, power points, Upvc door leading to rear garden.

Ground Floor W.C

Ceramic tiled flooring, low level W.C, wall mounted vanity hand basin, full length towel rail, Upvc window.

First Floor

Central split level galleried landing, fitted carpet, flat plastered and coved ceiling, loft access leading to insulated loft space, full length triple storage cupboards, power points, radiator.

Directions



Bedroom 1 10'9" x 11'0" (3.29 x 3.37)

Laminate flooring, coved ceiling, T.V point. power points, radiator, Upvc sash style window.

Bedroom 2 10'7" x 10'11" (3.23 x 3.34)

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

Bedroom 3 11'3" x 10'9" (3.44 x 3.29)

Laminate flooring, coved ceiling, radiator, power points, Upvc window, T.V point.

Bedroom 4 7'10" x 6'2" (2.39 x 1.9)

Laminate flooring, power points, radiator, Upvc sash style window, T.V point, coved ceiling.

Family Bathroom/Shower Room

Ceramic tiled flooring, modern bathroom and shower suite comprising of a panel bath, vanity sink unit, low level W,C with enclosed cistern, fully tiled double length shower cubicle, flat plastered ceiling, extractor fan, inset spot lighting, fully tiled walls, double aspect Upvc windows.

Tenure And Services

Freehold

Council Tax Band - B

Mains Electric Gas Water And Drains

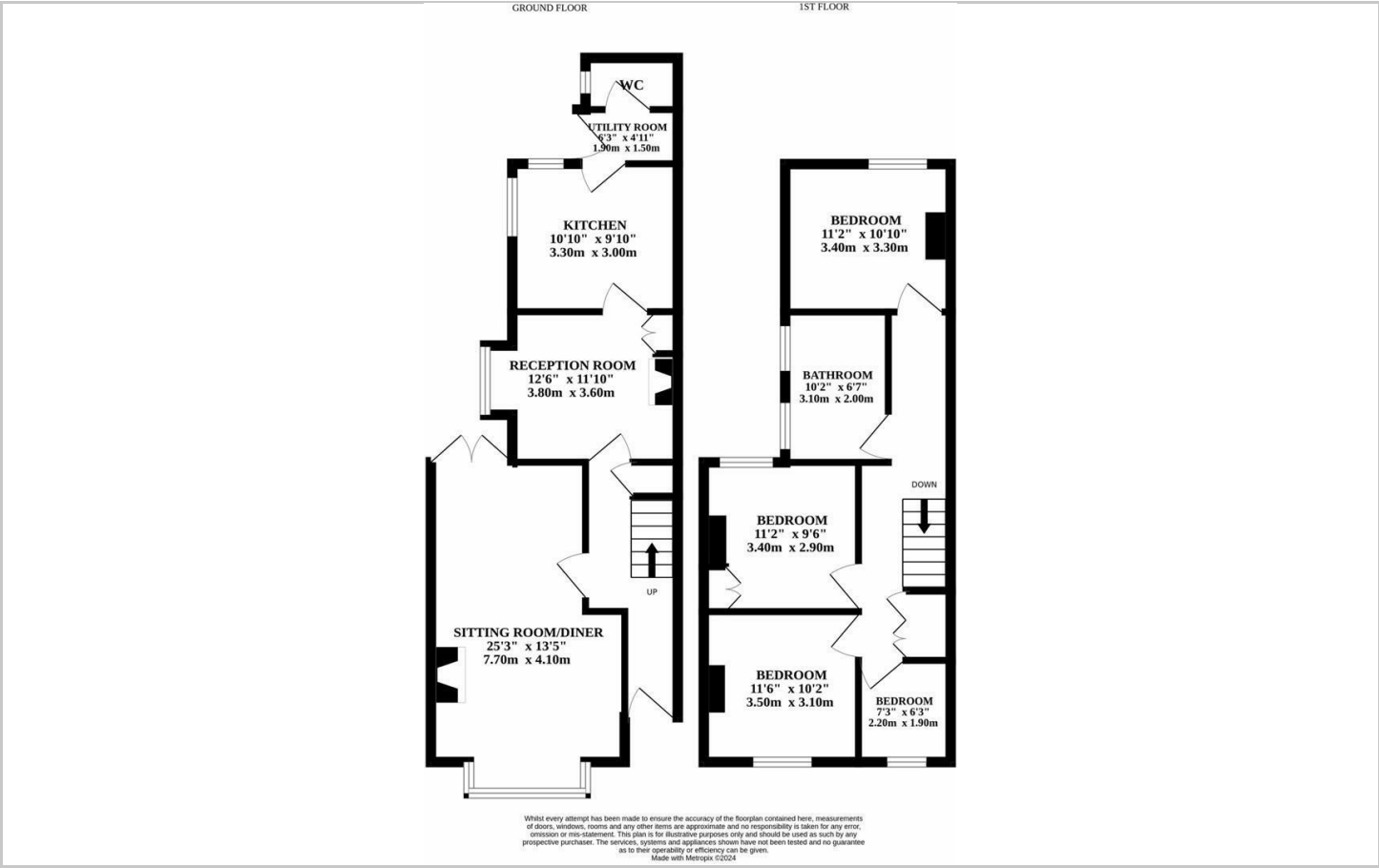
Outside To The Front

There is an enclosed front garden with footpath to front door.

Outside To The Rear

There is a spacious garden which is laid to artificial turf, raised patio seating area, enclosed by high timber fencing, timber and felt garden shed, vehicular rear access which could allow for vehicular access to the garden providing off road parking if required.

Floor Plans

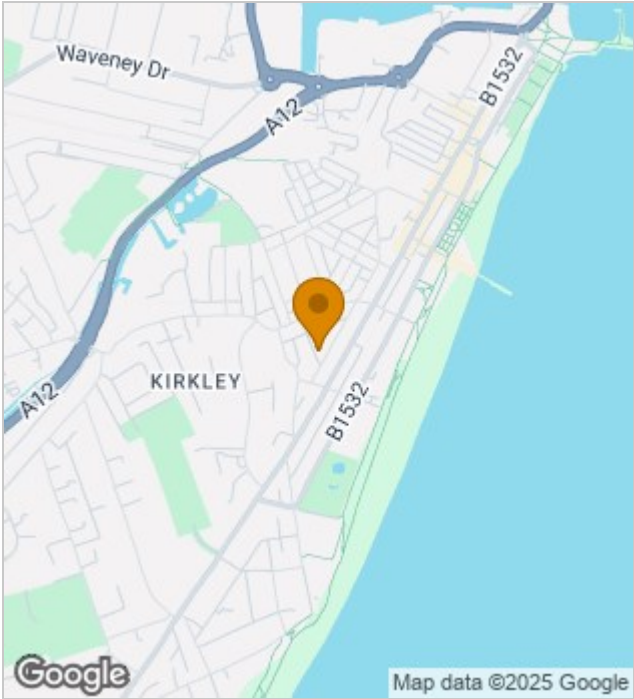


Viewing

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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Location Map



Energy Performance Graph

