



Aldreds
Estate Agents

56 Park Road
Lowestoft, NR32 1SP

Asking Price £189,995



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Aldreds are delighted to offer this exceptional 3 separate bedroomed period property situated in this very desirable Park Road location. The property is presented to a good standard throughout with many character features and the versatile family accommodation includes an entrance hall with featured galleried staircase, open plan lounge/diner, modern fitted kitchen/breakfast room and a modern fitted ground floor bathroom. To the first floor there is a central galleried landing with 3 separate double bedrooms leading off. To the outside there is a beautifully presented and spacious lawned garden to the rear with a garage which could provide enclosed off road parking. Within walking distance you will find all local amenities along with Sparrows Nest Park which offers some beautiful parkland walkways which leads down to the North Lowestoft beach. Properties in this desirable location and at this realistic asking price seldom become available and an early viewing is strongly advised.

Entrance Hall

Laminate flooring, feature galleried staircase leading to first floor, radiator, composite sealed unit double glazed entrance door, full length understairs storage cupboard.

Open Plan Lounge/Diner

11'8" x 24'5" (3.58 x 7.45)

Fitted carpet, coved ceiling, double aspect uPVC windows, radiator, power points, tv point, wall mounted living flame electric fire, ample space for family size dining table and chairs.

Kitchen/Breakfast Room

10'10" x 8'11" (3.31 x 2.73)

Tile effect flooring, a range of quality modern fitted kitchen units, extended timber work surfaces, built in eye level double electric oven, matching four burner gas hob, modern vertical extraction cooker hood, tiled splashbacks, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, radiator, uPVC window, uPVC door leading to rear garden.





Rear Lobby

Tile effect flooring, uPVC window.

Family Bathroom

Tile effect flooring, white modern bathroom suite comprising of a shower set over a panel bath, low level WC, pedestal sink, full length heated towel rail, fully tiled walls, uPVC window.

Landing

Full size central split level galleried landing, fitted carpet, three separate bedrooms leading off.

Bedroom 1

12'2" x 15'3" (3.71 x 4.65)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 2

9'10" x 12'6" (3.02 x 3.82)

Fitted carpet, uPVC window, full length fitted cupboard/wardrobe, power points, tv point.

Bedroom 3

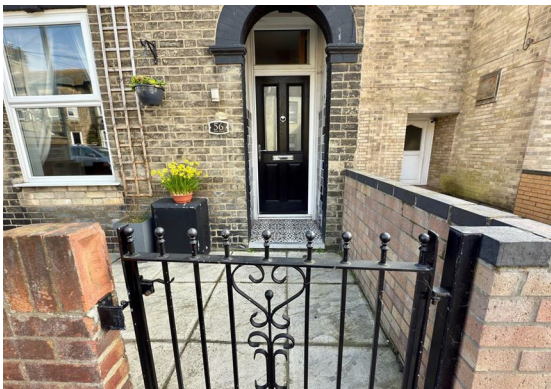
11'3" x 8'11" (3.45 x 2.74)

Fitted carpet, uPVC window, radiator, power points, full length fitted cupboard housing the modern energy efficient combination boiler.

Outside

To the front of the property there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a beautifully presented long lawned garden providing ample space for families with a large patio seating area, timber and felt playhouse, further to the rear there is a garage giving options for enclosed parking, all enclosed by high fencing and brick walls, vehicular access.

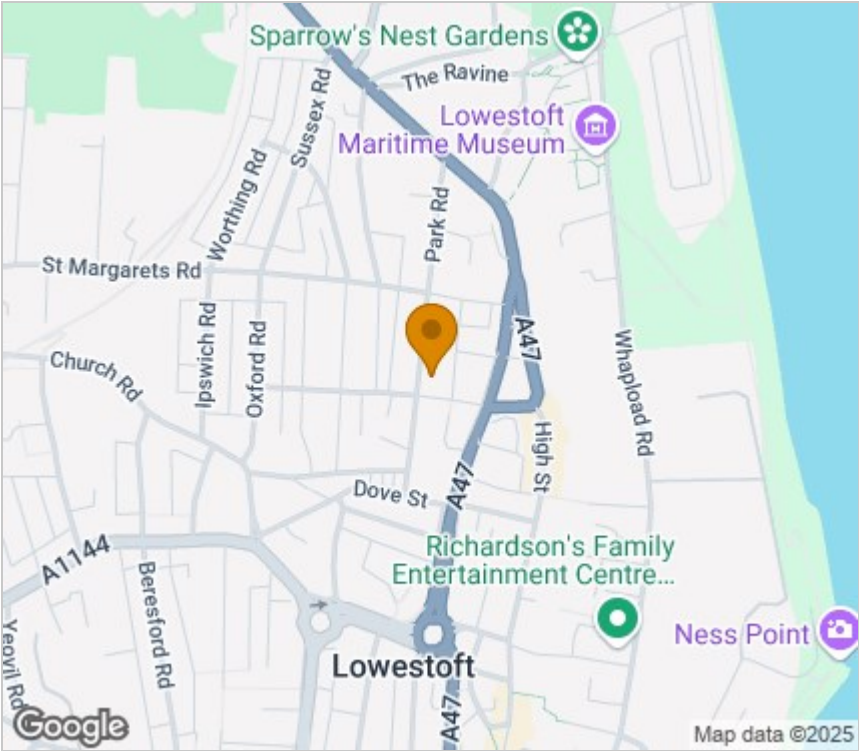
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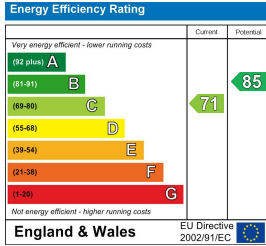
Floor Plan



Area Map



Energy Efficiency Graph



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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