



Aldreds
Estate Agents

54 Europa Road

Lowestoft, NR32 4BH

Offers Over £250,000



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Aldreds are delighted to offer this refurbished 4 bedroomed property situated in this desirable North Lowestoft location being within walking distance of all local amenities including the North Lowestoft beach. The current owners have improved the property with no expense spared with quality fixtures and fittings throughout along with newly fitted floor coverings. The versatile spacious accommodation includes a wide entrance hall, spacious lounge, beautiful open plan kitchen/diner, ground floor W.C and utility area along with a ground floor bedroom with ensuite shower room. To the first floor there is a wide central landing, 3 good size bedrooms and a quality fitted family bathroom. To the outside front there is a low maintenance enclosed garden and to the rear there is a large south facing garden being ideal for a large family. The benefits also include gas fired central heating fired by a modern energy efficient combination boiler and Upvc windows. Properties presented to this high standard with this amount of living space rarely come to market. Set at a realistic asking price. Early viewing strongly advised. No onward chain.

Wide Entrance Hall

Timber effect vinyl flooring, power points, Upvc entrance door, radiator, under stair storage cupboard, galleried staircase leading off to first floor.

Lounge

11'6" x 14'10" (3.51 x 4.54)

Newly fitted carpet, flat plastered ceiling, large aspect Upvc window overlooking the rear garden, radiator, power points, T.V point, feature fireplace with timber surround.

Bedroom 4

8'0" x 8'9" (2.45 x 2.69)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

En-Suite Shower Room

Open plan shower cubicle, pedestal sink, low level W.C, heated towel rail, half tiled walls, Upvc window, inset spot lighting, extractor fan.

Open Plan Dining Area

12'5" x 6'11" (3.81 x 2.12)

Timber effect vinyl flooring, coved ceiling, Upvc window, radiator, ample space for family size dining table and chairs, wide opening leading to open plan kitchen.

Open Plan Kitchen

11'4" x 9'9" (3.46 x 2.98)

Timber effect vinyl flooring, quality fitted kitchen, extended work surfaces, stainless steel sink with single drainer, eye level double electric stainless steel oven, four burner ceramic hob, stainless steel extraction cooker hood, recess for white goods including plumbing for dishwasher, Upvc window, wide opening leading to open plan dining room.

Rear Lobby

Timber effect vinyl flooring, double Upvc patio doors leading out to the rear garden, built in seating area with under storage, coat hanging space.





Cloakroom

Timber effect vinyl flooring, modern cloakroom suite comprising of a low level W.C with enclosed cistern.

Utility Room

Timber effect vinyl flooring, range of quality fitted wall and base units, extended work surfaces, recess for a range of white goods including plumbing for a washing machine, Upvc window.

First Floor

Central landing with 3 separate bedrooms and bathroom leading off, radiator, power points, full length storage cupboard, large aspect Upvc window.

Bedroom 1

11'9" x 13'0" (3.6 x 3.97)

Newly fitted carpet, flat plastered and coved ceiling, power points, radiator, Upvc window.

Bedroom 2

9'8" x 14'0" (max) (2.95m x 4.29 (max))

Newly fitted carpet, coved ceiling, Upvc window, radiator, power points, full length fitted wardrobe/cupboard.

Bedroom 3

11'3" x 6'2" (3.45 x 1.89)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, shelved recess for storage.

Family Bathroom

Timber effect vinyl flooring, quality fitted bathroom suite comprising of a panel bath, vanity sink unit, low level W.C with enclosed cistern, extractor fan, full length heated towel rail, Upvc window.

Outside

Outside To The Front

There is a beautifully presented stoned low maintenance garden with concrete foot path leading to the front door which is enclosed by low level brick walls and picket style fencing.

Outside To The Rear

There is a spacious south facing garden with a range of trees and shrubs, greenhouse, concrete seating area, stoned borders with side path leading to front garden which is all enclosed by high timber fencing. Also double timber gates leading to a rear driveway



Floor Plan

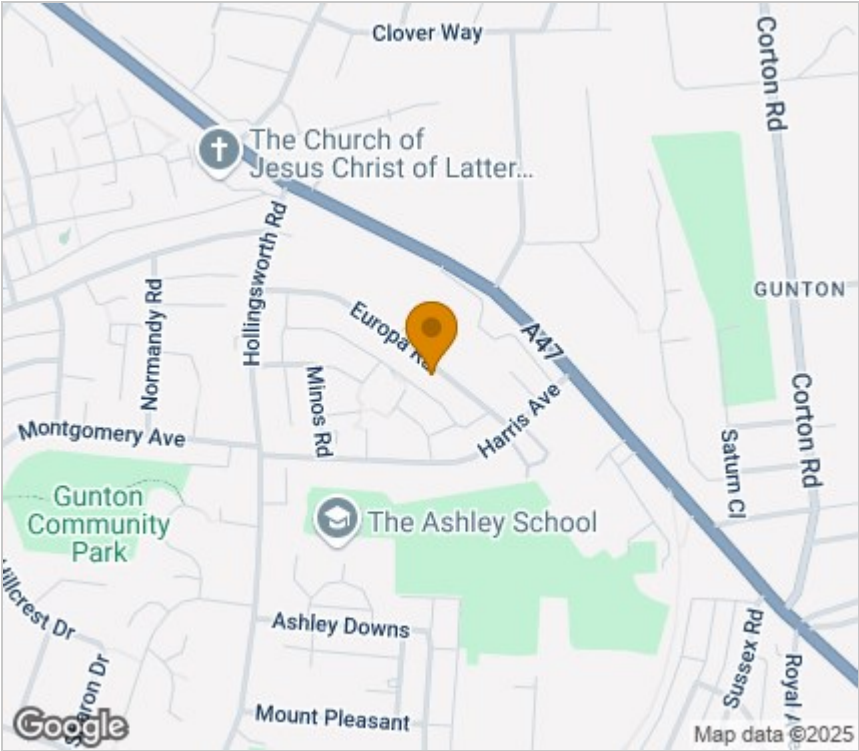


Viewing

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

