

Aldreds
Estate Agents



69 Edgerton Road
, Lowestoft, NR33 9BH
£195,000



69 Edgerton Road

, Lowestoft, NR33 9BH

Aldreds are delighted to offer this outstanding three bedroom family home situated in this very convenient South Lowestoft location being within walking distance of all local amenities and award winning South Lowestoft beach. Presented to a good standard throughout with versatile spacious family accommodation including an entrance hall, lounge, dining room leading into an open plan kitchen, rear conservatory. On the first floor there is a central landing, three separate bedrooms and a family bathroom. Outside to the front there is a driveway providing ample off road parking. To the rear there is a South facing lawned garden with brick outbuilding. Benefits also include gas central heating fired by a modern energy efficient boiler and uPVC double glazing. Offered at a very realistic asking price early viewing is strongly recommended to appreciate this outstanding large family home.

Entrance Porch

Ceramic tiled flooring, large aspect uPVC windows, uPVC entrance door.

Wide Entrance Hall

Fitted carpet, coved ceiling, walk in understairs storage cupboard, radiator.

Lounge

12'9" x 11'1" (3.90 x 3.40)

Fitted carpet, coved ceiling, uPVC bay window, power points, tv point, modern fireplace with timber surround, tiled hearth and living flame electric fire, full length feature radiator.

Dining Room

10'11" x 12'3" (3.34 x 3.74)

Fitted carpet, coved ceiling, power points, modern timber fireplace with tiled hearth, radiator, full length storage cupboard, large aspect uPVC window, uPVC door leading to:-

Conservatory

4'11" x 13'5" (1.5 x 4.1)

Tile effect vinyl flooring, pitched polycarbonate roof, large aspect uPVC windows, uPVC door leading to rear garden.

Kitchen

6'7" x 9'10" (2.01 x 3.01)

Ceramic tiled flooring, a range of modern fitted kitchen units, extended work surfaces, eye level stainless steel electric oven with matching four burner gas hob, enclosed extraction cooker hood, composite sink with single drainer, plumbing and recess for automatic washing machine, built in fridge & freezer, tiled splashbacks, power points, uPVC window, wide opening leading into the open plan dining room.

Central Landing

Fitted carpet, radiator, coved ceiling.





Bedroom 1

11'9" x 11'1" (3.6 x 3.39)

Fitted carpet, coved ceiling, power points, uPVC window, a range of fitted wardrobes with sliding mirrored doors.

Bedroom 2

13'0" x 10'8" (3.97 x 3.27)

Fitted carpet, uPVC window, power points, a range of fitted wardrobes.

Bedroom 3

8'11" x 8'6" (including wardrobe recess) (2.74 x 2.61 (including wardrobe recess))

Fitted carpet, uPVC window, power points, a range of fitted wardrobes with sliding doors.

Family Bathroom

Tile effect vinyl flooring, white bathroom suite comprising of a panel bath, vanity sink unit, low level WC, part tiled walls, double aspect uPVC windows, extractor fan, wall mounted towel rail, loft access leading to insulated loft space.

Outside

To the front of the property there is a beautifully presented front garden laid to artificial turf, stoned border with shrubs, brickweave driveway providing ample off road parking, all enclosed by wrought iron fencing and low level brick walls. Outside to the rear there is a beautifully presented garden laid to artificial turf, a full range of specimen flower and shrub borders, enclosed timber pergola, modern patio seating area, greenhouse, brick outbuilding with power providing additional storage or external utility room if required, all enclosed by high timber fencing.



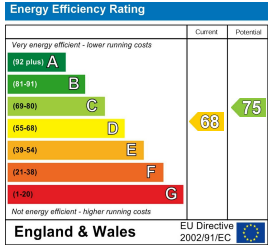
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.