

Aldreds
Estate Agents

50 Northgate, Lowestoft, NR32 2RW

Offers Over £195,000





50 Northgate

, Lowestoft, NR32 2RW

- Immaculate Presentation
- Modern Gas Central Heating
- Open Plan Kitchen Diner
- Garden to Rear With Access For Cars
- Early Viewing Advised
- Quality Fixtures & Fittings
- uPVC Double Glazing
- Double Driveway to Front
- Realistic Asking Price
- EPC Rating 'C'

*** BEAUTIFUL 3 BEDROOM HOUSE WITH GARDENS AND PARKING *** AN OUTSTANDING FAMILY HOME
* IN THIS SOUGHT AFTER NORTH LOWESTOFT LOCATION * STUNNING OPEN PLAN KITCHEN DINER *
LAWNED GARDENS * FRONT DRIVEWAY * GAS CENTRAL HEATING * OUTSTANDING VALUE FOR MONEY
*** EARLY VIEWING ADVISED *** Aldreds are pleased to offer this immaculately presented, three
bedroom family home in this sought after North Lowestoft location being within walking distance
of all local amenities. The current owners have improved the property with no expense spared
including a recently installed gas central heating system, modern fitted kitchen/dining room and
the modern fitted floor coverings and wardrobes are included in the asking price. There is the
advantage of a driveway to front offering parking for two cars/leisure vehicles and a fully
enclosed lawned garden to rear. Properties presented and improved to this high standard in the
location are rare. Set at a realistic asking price early viewing is highly recommended.



Entrance Hall

Fitted carpet, uPVC door, stairs rising to landing, understairs storage, radiator, power points.

Lounge 12'4" x 9'2" (3.76 x 2.79 (3.753 x 2.782))

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point.

Kitchen/Dining Room 12'10" x 19'0" (3.91 x 5.79 (3.913 x 5.783))

Part fitted carpet, part tile effect vinyl flooring, modern quality fitted kitchen units with roll top work surfaces, tiled splashbacks, stainless steel sink and drainer, plumbing for washing machine, gas cooker point, radiator, double aspect uPVC windows including uPVC door to rear garden, wall mounted modern recently installed combination boiler.

Landing

Fitted carpet, loft access leading to an insulated loft space, storage cupboard.



Bedroom 1

Fitted carpet, coved ceiling, radiator, power points, uPVC windows, range of quality Hamiltons fitted wardrobes.

Bedroom 2 13'1" x 10'11" (3.99 x 3.33 (3.994 x 3.326))

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

Bedroom 3 8'4" x 7'7" (2.54 x 2.31 (2.529 x 2.317))

Fitted carpet, coved ceiling, radiator, power points, uPVC window, walk in storage cupboard.

Shower Room 7'1" x 7'7" (2.16 x 2.31 (2.171 x 2.311))

Vinyl flooring, quality suite comprising double size shower cubicle with aqua board splashback enclosed by glass screen sliding doors, hand wash basin in vanity unit, low level WC, radiator, double aspect uPVC windows.

Directions

From the Lowestoft office head north along St Peters Street, at the end roundabout take the second exit into Normanston Drive, continue for approximately 100 yards and turn right into Northgate where the property can be found on the right hand side.



Outside

To the front of the property there is a double size driveway offering ample off road parking, footpath to front door. To the rear of the property there is a well maintained private lawned garden with flower and shrub borders, two brick outbuildings, timber shed, enclosed by high fencing with vehicular rear access.

Tenure

Freehold.

Services

Mains water, electric, gas, drainage.

Council Tax

East Suffolk (Waveney) Council - Band 'A'

Location

Lowestoft is a seaside town located in North-East Suffolk, Lowestoft is perhaps best known for being most easterly place in the UK. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for people of all ages. Lowestoft seafront provides a traditional seaside experience with Blue Flag award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more including a vast variety of places to dine and shop. The composer Benjamin Britten was born here and the seafront is said to be the inspiration for his music. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

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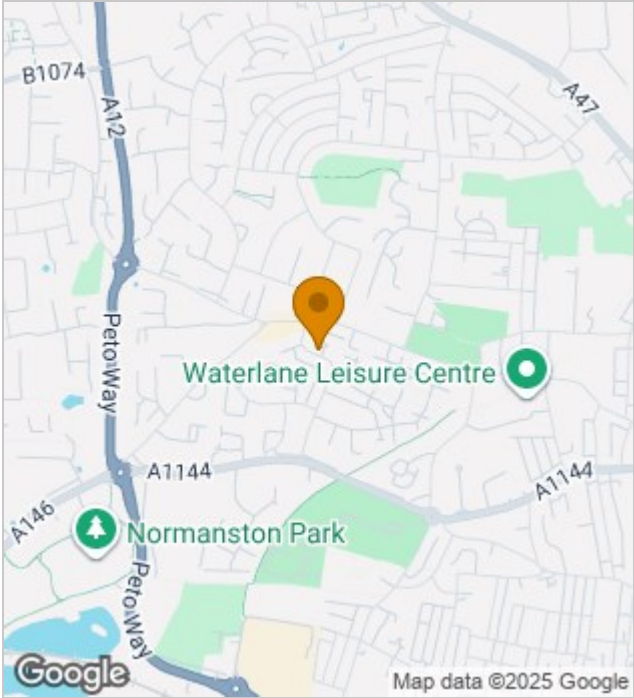
Council Tax.

Band A

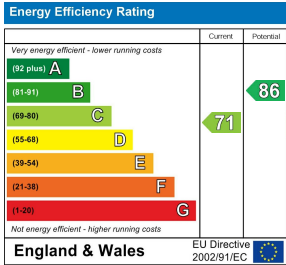
Floor Plans



Location Map



Energy Performance 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
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