

Aldreds
Estate Agents



34 Laurel Road
Lowestoft, NR33 0NG
Asking Price £275,000



34 Laurel Road

Lowestoft, NR33 0NG

Aldreds are delighted to offer this 1930's double bay fronted property situated in this very desirable South Lowestoft location being within walking distance of the award winning South Lowestoft beaches. This outstanding family home is presented to a good standard throughout and has been sympathetically modernised to keep a very nice character and homely feel with versatile and spacious accommodation including wide entrance hall, spacious lounge, open plan kitchen/diner which leads out in to a Upvc fully heated conservatory and to the first floor there is a central galleried landing, 3 bedrooms and a family bathroom. To the outside front there is a brick weave driveway with parking for 2 cars and to the rear there is a beautifully presented and established garden with a full range of specimen flower and shrub borders. Modern patio seating area allowing space for bistro style dining with areas laid to artificial turf with a very private rear and side south west facing aspect. The other benefits to this property include gas fired central heating and Upvc double glazed windows. These 1930's properties in Laurel Road rarely become for sale and an early viewing is highly recommended.

Wide Entrance Hall

Ceramic tiled flooring, galleried staircase leading off to the first floor, under stair storage cupboard, radiator, power points, georgian style Upvc entrance door.

Lounge

13'3" x 14'0" (4.06 x 4.28)

Stripped and varnished floorboards, timber fireplace with living flame electric fire, power points, T.V point, radiator, georgian style Upvc bay window.

Kitchen

11'7" x 17'10" (3.54 x 5.45)

Ceramic tiled flooring, flat plastered and coved ceiling, Upvc window, double doors leading to the conservatory, full range of in keeping solid timber kitchen units with extended work surfaces, butler style sink with draining board, range cooker space with double width stainless steel splash back, double width extraction cooker hood, recess for white good including plumbing for washing machine & dishwasher, tiled splash backs, recess for american style fridge/freezer, feature open brick fireplace, ample space for family sized dining table and chairs.





Conservatory

17'1" x 9'5" (5.23 x 2.88)

Ceramic tiled flooring, pitched self cleaning roof, large aspect Upvc windows, radiator, power points, double patio doors leading out to the rear garden.

First Floor

Central galleried landing with tiled flooring, Upvc window, loft space leading to insulated loft space, flat plastered and coved ceiling.

Bedroom 1

11'5" x 14'4" (3.48 x 4.39)

Solid timber flooring, Upvc georgian style bay window, power points, T.V point, radiator.

Bedroom 2

12'4" x 11'10" (3.76 x 3.62)

Laminate flooring, Upvc window, radiator, power points.

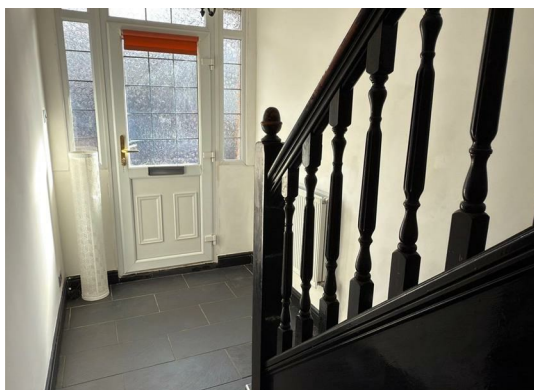
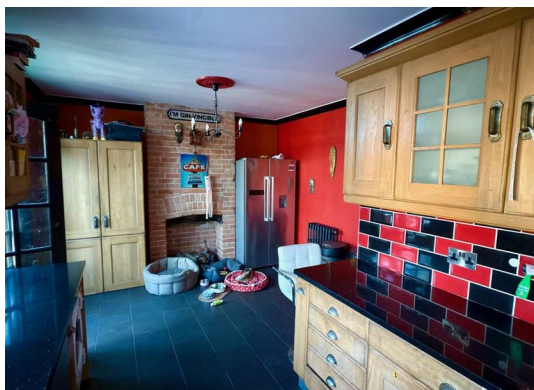
Bedroom 3

9'4" x 7'8" (2.87 x 2.36)

Laminate flooring, georgian style Upvc window, power points, T.V point, radiator.

Family Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a multi functional shower set over a panel bath, pedestal sink, low level W.C, heated towel rail, Upvc window.



Outside To The Front

There is a brick weave driveway providing parking for 2 cars.

Outside To The Rear

There is a substantial south west facing garden which is presented to an excellent standard. Designated patio seating area, artificial grass, full range of specimen flowers and shrub borders throughout, timber and felt garden shed/workshop which is all enclosed by high fencing.

Floor Plan

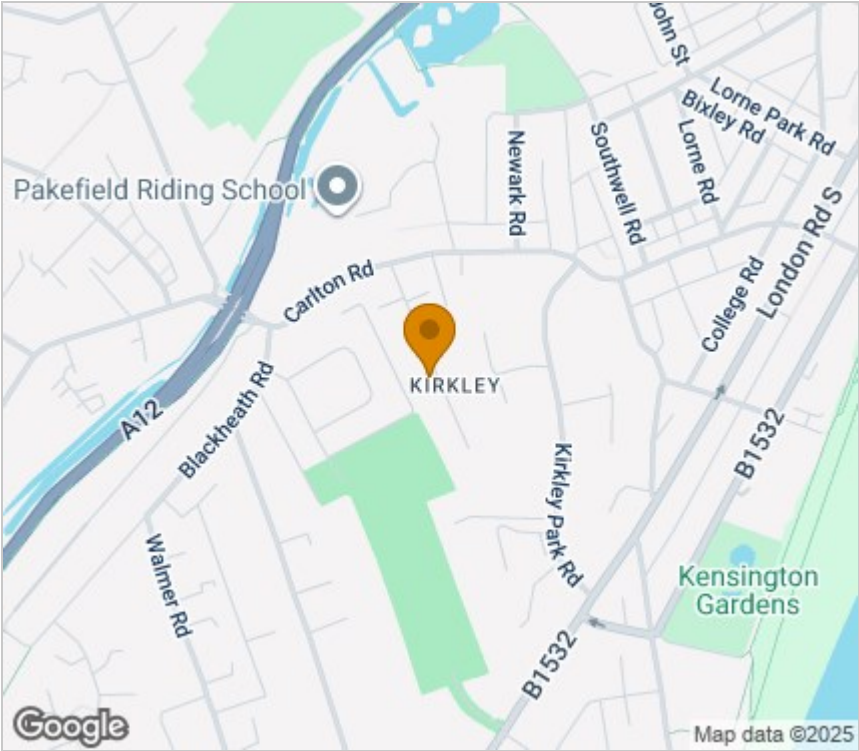


Viewing

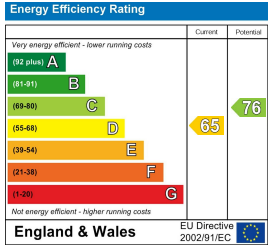
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA