

Aldreds
Estate Agents



3 Whiskin Close

Lowestoft, NR32 3LA

£235,000



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We are pleased to offer to the market this well presented, 3 bedroom semi-detached family home nestled in a quiet cul-de-sac. BENEFITTING from being just a 6 Minute Walk to Oulton Broad Nursery & Primary School that boasts a 2025 'OUTSTANDING' Ofsted Report, 2021 double glazing installation and a 2025 installed Electric Consumer Unit. The property comprises an entrance hall, an open plan kitchen/diner and a lounge on the ground floor. On the first floor there is a landing with three bedrooms leading separately off and a family bathroom. Outside to the front there is a lawned garden and to the rear there is a sunny South facing garden. There is also a 7m long garage with electric roller door, power & lighting that opens to an additional offroad parking space.

ENTRANCE HALL

Spacious Entrance Hall with a modern composite front door, stairs to the first floor landing and under stairs storage.

KITCHEN AREA

8'8" x 7'10" (2.66m x 2.4m)

Wood effect laminate flooring, worktops on 3 sides, a fitted oven with a gas hob and extractor above, a one and a half drainer sink, provision for a washing machine, undercounter fridge, recess for a tall fridge freezer and a handy full height pantry.

DINING AREA

10'3" x 7'6" (3.14m x 2.3m)

The dining area offers provision for a family table and the open plan makes it very sociable. A uPVC door gives rear garden and garage access.

LOUNGE

13'6" x 10'6" (4.12m x 3.22m)

Flowing around to the front is a good size Lounge with a carpet, radiator and a wide uPVC window to the front aspect.

FIRST FLOOR LANDING

The First Floor Landing is bright, courtesy of a good size window to the side aspect and this is where you find the Airing Cupboard and access to the loft void that is boarded and offers lighting.





BEDROOM ONE

13'1" x 9'10" (4.0m x 3.0m)

Bedroom One to the front aspect is a good double and comprises a carpet, wide uPVC window, twin fitted double wardrobes and a central dresser.

BEDROOM TWO

10'0" x 8'6" (3.05m x 2.6m)

Bedroom Two to the rear, also a double with a carpet, radiator and a wide uPVC window overlooking the rear garden.

BEDROOM THREE

9'1" x 8'2" (max) (2.77m x 2.5m (max))

Bedroom Three to the front aspect is a good single and features an over stairs cupboard, radiator and carpet.

BATHROOM

The Bathroom is half tiled and features a white suite of a panelled bath with an electric shower over, W.C, and a pedestal washbasin with an opaque window above.

GARAGE

22'11" x 8'8" (7.0m x 2.66m)

7m long Garage with power, lighting and an electric roller door that opens to an additional offroad parking space.

SERVICES

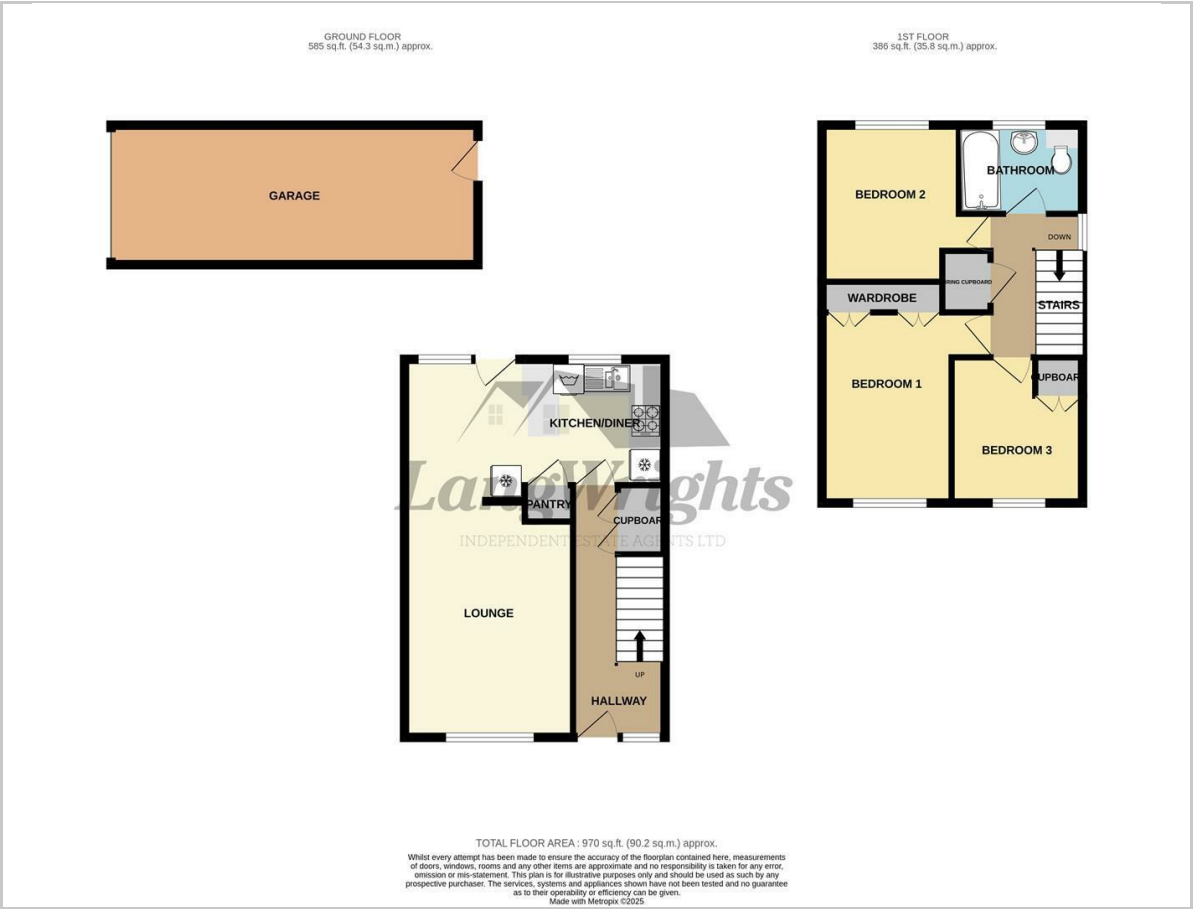
Mains Gas, Water & Electricity

East Suffolk Council Tax Band 'B'

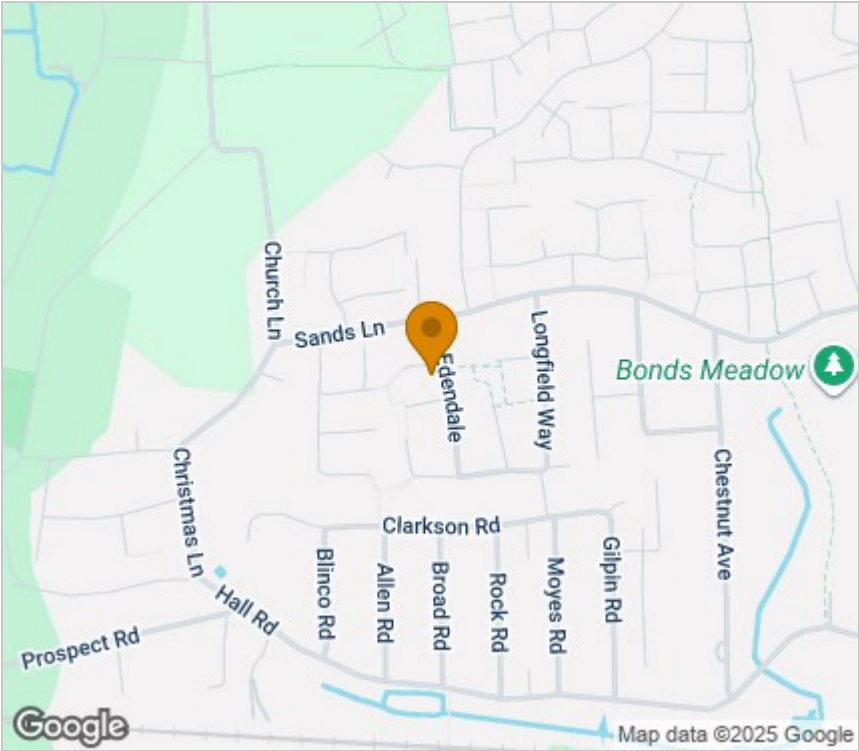
Energy Rating: TBC



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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