



Aldreds
Estate Agents



11 Beresford Road

Lowestoft, NR32 2NQ

Offers In Excess Of £155,000



Aldreds are delighted to offer this 4 bedroomed end terraced property situated in this desirable North Lowestoft location being within walking distance of all Lowestoft's amenities including the railway station with direct links to Norwich. This spacious family home offers versatile accommodation including an entrance porch, open plan lounge/diner, spacious kitchen, rear lobby and ground floor shower room. To the first floor there are 2 double bedrooms and a large family bathroom and then to the second floor there are 2 further double bedrooms. To the outside rear there is a lawned garden area with an oversized garage. The benefits also include gas central heating and Upvc windows. Set at a realistic asking price. An early viewing is strongly recommended to appreciate this large family house.



Entrance Porch

Ceramic tiled flooring, sealed unit double glazed entrance door, large aspect Upvc window.

Lounge/Diner 23'9" x 12'10" (7.26 x 3.93)

Laminate flooring, Upvc bay window, radiator, power points, T.V point, feature brick fireplace, galleried staircase off to the first floor, under stair storage cupboard, ample space for family size dining table and chairs.

Kitchen 12'1" x 8'0" (3.69 x 2.45)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, double stainless sink with single drainer, wall mounted energy efficient boiler, tiled splash backs, double stainless steel integral oven with four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for washing machine & dishwasher, radiator, power points.

Rear Lobby

Tiled effect vinyl flooring, Upvc door leading out to the rear garden, recess for white goods, power points.

Ground Floor Shower Room

Tiled effect vinyl flooring, fully tiled shower cubicle, wall mounted sink, low level W.C, heated towel rail, Upvc window, fully tiled walls.

First Floor

Full size landing creating 2 separate bedrooms and family bathroom on the first floor, fitted carpet, radiator, Upvc window.

Bedroom 1 11'10" x 12'10" (3.61 x 3.92)

Fitted carpet, Upvc window, power points, T.V point, radiator.

Bedroom 2 11'11" x 7'10" (3.64 x 2.40)

Fitted carpet, radiator, Upvc window, power points.

Large Family Bathroom 8'11" x 14'4" (2.73 x 4.37)

Timber effect vinyl flooring, bathroom suite comprising of a oversize panel bath, low level W.C, pedestal sink, Upvc window.

Second Floor

Small landing with fitted carpet.

Bedroom 3 10'4" x 12'8" (3.15 x 3.88)

Fitted carpet, Upvc window, radiator, power points.

Bedroom 4 10'7" x 12'9" (3.23 x 3.90)

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

Outside

Outside To The Front

There is an enclosed front garden with footpath to front door.

Outside To the Rear

There is an enclosed garden providing ample space for bistro style dining, over sized garage and vehicular rear access.

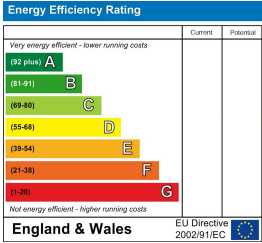
Area Map



Floor Plans



Energy Efficiency Graph



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