

Aldreds
Estate Agents



26 Normandy Road
Lowestoft, NR32 4BU

Offers In Excess Of £180,000



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Aldreds are delighted to offer this spacious end terraced family property situated on an end plot creating large front, side and rear gardens given ample space for extension if required. Being situated on a corner plot off road parking to the front would be possible subject to lowering the pavement there are also double gates to the rear of the property giving the option for off road parking and garage space if required. The spacious family accommodation includes an entrance porch, wide entrance hall, lounge, very well extended kitchen/dining area, separate formal dining room and Upvc conservatory. To the first floor there is a central landing, 3 good size bedrooms, family bathroom and separate W.C. The property does benefit from recently fitted kitchen, gas fired central heating and Upvc double glazing but would require some basic redecoration. It offers exceptional value for money being within walking distance of local amenities and the North Lowestoft beach. Early viewing is strongly recommended as family homes at this realistic asking price rarely become for sale.

Wide Entrance Porch

Ceramic tiled flooring, uPVC entrance door.

Wide Entrance Hall

Fitted carpet, galleried staircase leading to first floor, understairs recess, radiator.

Lounge

14'6" x 10'0" (4.43 x 3.06)

Laminate flooring, uPVC window, radiator, power points, tv point, central fireplace with timber surround and tiled inset, two built in cupboards/display cabinets.

Kitchen/Diner

19'6" x 9'1" (5.95 x 2.78)

Tile effect laminate flooring, a full range of modern fitted white kitchen units, extended work surfaces, double stainless steel sink with single drainer, double aspect uPVC windows, uPVC door leading out to the rear garden, tiled splashbacks, recess for all white goods including plumbing for a washing machine and dishwasher, ample space for dining table and chairs if required, radiator, full length storage/pantry cupboard.

Dining Room

11'6" x 9'4" (3.53 x 2.85)

Fitted carpet, radiator, power points, double uPVC doors leading into:-

Conservatory

9'6" x 10'10" (2.92 x 3.31)

Ceramic tiled flooring, pitched polycarbonate roof, large aspect uPVC windows, radiator, power points, sliding patio doors leading out to the rear garden.





Central Galleried Landing

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

Bedroom 1

12'6" x 12'2" (3.82 x 3.73)

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

Bedroom 2

10'9" x 9'1" (3.3 x 2.77)

Fitted carpet, uPVC window, radiator, power points, full length storage cupboard housing the modern energy efficient combination boiler.

Bedroom 3

9'1" x 9'11" (2.77 x 3.03)

Fitted carpet, uPVC window, radiator, power points, full length storage cupboard.

Family Bathroom

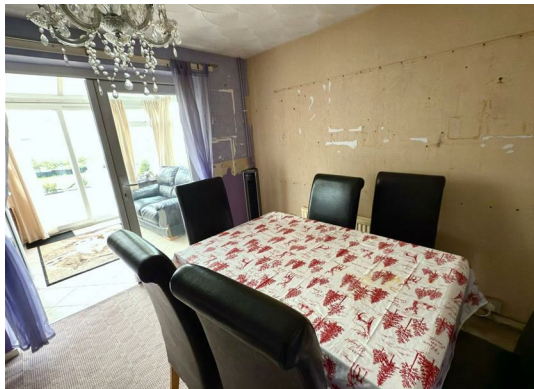
Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, radiator, towel rail, part tiled walls, uPVC window, extractor fan.

Separate WC

Vinyl flooring, uPVC window, low level WC.

Outside

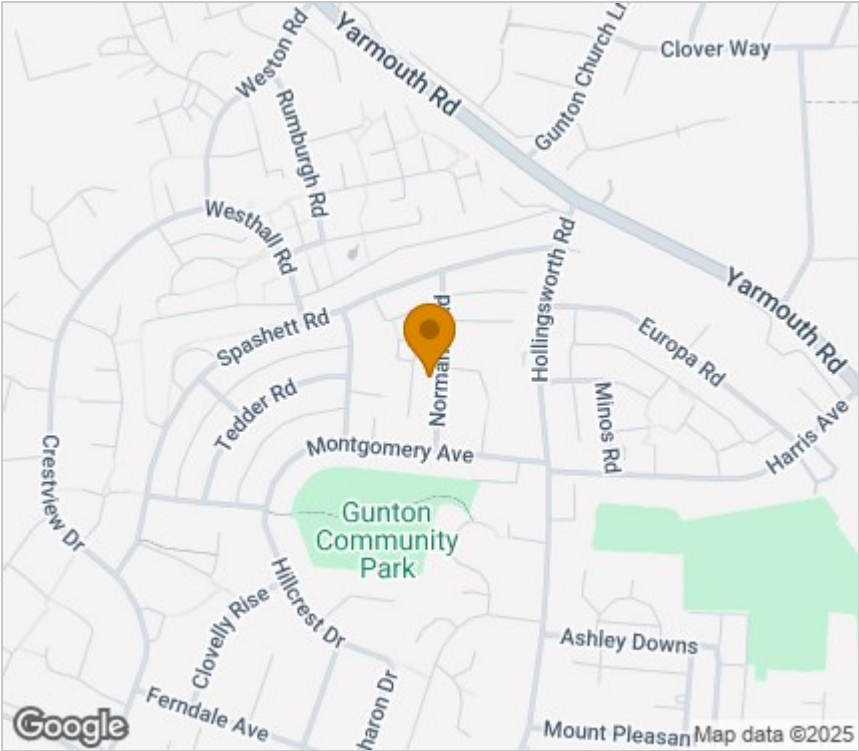
To the front and side of the property there is a lawned garden/corner plot giving the potential of creating a driveway (subject to permission for lowering the pavement). To the rear there is sizeable lawned garden with patio seating area, pathways, a range of flower & shrub borders, stoned seating area, brick outbuilding, all enclosed by fencing & brick walls with vehicular rear access and double timber gates which could provide parking or space for a garage (subject to planning permission).



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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