



Edgerton Road, Lowestoft

£350,000

- SPACIOUS & VERSATILE
- 2 RECEPTIONS
- GCH THROUGHOUT
- 2 / 3 BEDROOMS
- BATHROOM & SHOWER ROOM
- LAID TO LAWN GARDENS
- OPEN-PLAN KITCHEN / DINER
- uPVC DG WINDOWS
- DRIVEWAY & GARAGE

SPACIOUS 2 / 3 bed DETACHED chalet style HOME in South Lowestoft with every amenity, good schooling & public transport within reach. BOASTING 2 receptions, OPEN-PLAN kitchen / diner, bathroom & SHOWER ROOM; 2 / 3 bedrooms. Laid to lawn gardens, DRIVEWAY & GARAGE...

ENTRANCE

With access to both receptions and the downstairs bathroom. Radiator, power points and built-in cupboards; stairs up to the first floor.

CLOAKROOM / BATHROOM

1.94m x 1.92m (6'4" x 6'3")
Suite comprise a vanity unit with inset basin, WC and a panelled bath. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

RECEPTION / BEDROOM

2.90m x 2.53m (9'6" x 8'3")
At the front of the home this reception has fitted carpet, uPVC double glazed window, radiator, TV and power points.

LOUNGE

4.96m x 3.97m (16'3" x 13'0")
Lovely size lounge overlooks the front of the home and features fitted carpet, wall lighting, uPVC double glazed window, radiator, TV and power points.

KITCHEN / DINER

6.09m x 4.53m (19'11" x 14'10")
Modern open-plan living; wall and base units with worktop, inset sink / drainer, integral fridge / freezer and oven with induction hob and extractor fan over; space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed windows, radiator and power points.

SHOWER ROOM

White suite comprises a vanity unit with inset basin, WC and an enclosed cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, heated towel radiator and extractor fan.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to both bedrooms.

BEDROOM 1

4.25m x 3.55m (13'11" x 11'7")
Overlooking the rear garden this double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and eaves storage.

BEDROOM 2

3.57m x 2.93m (11'8" x 9'7")
At the front of the home this double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and eaves storage.

OUTSIDE

Laid to lawn gardens with driveway providing plenty of off road parking. TANDEM GARAGE 7.80m x 3.20m (25'7" x 10'5") Remote control vehicular roller door, light, window, power points and personnel door to the rear garden with patio areas; raised flowerbeds with various plants, flowers and inset trees. Outside lighting, water tap; metal storage and part brick greenhouse with polycarbonate roof; access to the rear service road and side access to the front garden.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

EPC - RATING D