



## Hollingsworth Road, Lowestoft

£200,000

- DECEPTIVELY SPACIOUS
- GOOD SIZE LIVING
- SEPARATE UTILITY
- 3 BEDROOMS
- 2 / 3 RECEPTIONS
- uPVC DG
- 2 BATHROOMS
- KITCHEN
- LOW MAINTENANCE GARDENS

DECEPTIVELY SPACIOUS 3 bed HOME has been considerably EXTENDED providing VERSATILE living accommodation, 2 SHOWER ROOMS & 2/3 receptions. Low maintenance gardens & ample parking available...

IDEALLY located for all of the family with the Hollingsworth parade of shops on your doorstep, good schooling & the local public transport that takes you into town or further afield.

**HALLWAY**

With space to leave your outer wears, shopping trolley / pushchair.; stairs up to the first floor.

**LOUNGE / DINER**

6.56m x 4.34m narrowing to 3.40m (21'6" x 14'2" narrowing to 11'1")

L-shaped open-plan reception; fitted carpet, uPVC double glazed windows, radiators, TV, power points and gas fire with surround.

**RECEPTION**

3.80m 3.25m (12'5" 10'7")

Great addition to the home with vaulted ceiling; laminate flooring, uPVC double glazed window, radiator and power points. Internal door into the utility and external door to the rear garden.

**KITCHEN**

2.98m x 2.78m (9'9" x 9'1")

Wall and base units with worktop, inset sink / drainer and space for your appliances. Vinyl flooring and power points.

**UTILITY ROOM**

2.93m x 2.08m (9'7" x 6'9")

Unexpected; larder cupboards span the length of the room and space / plumbing for your appliances; vinyl flooring, sky light and power points.

**WET ROOM**

2.56m x 2.56m (8'4" x 8'4")

Providing ease and convenience; comprising a vanity basin, WC and accessible shower area. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

**FIRST FLOOR - LANDING**

Stairs up to the first floor; doors to all bedrooms and loft access.

**BEDROOM 1**

3.84m x 3.67m (12'7" x 12'0")

Double bedroom with fitted carpet, uPVC double glazed window, radiator and power points.

**BEDROOM 2**

3.87m x 2.97m (12'8" x 9'8")

Another double bedroom; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

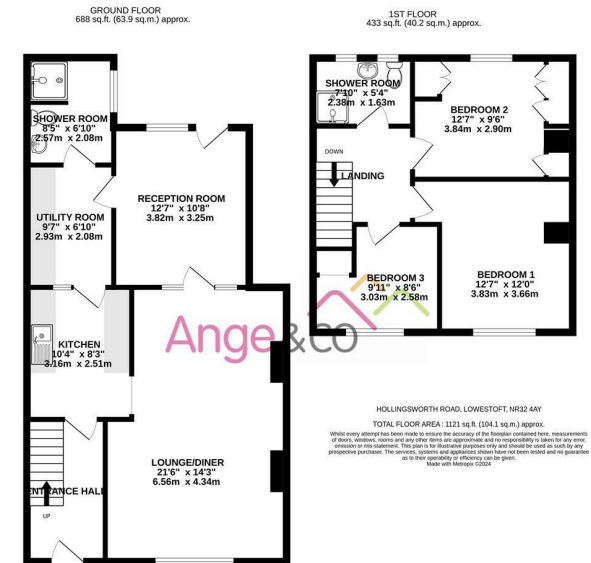
**BEDROOM 3**

3.03m x 2.57m (9'11" x 8'5")

Fitted carpet, uPVC double glazed window, radiator and power points.

**SHOWER ROOM**

Suite comprises a pedestal sink, WC and shower cubicle. Vinyl flooring, opaque uPVC double glazed window and radiator.



**OUTSIDE**

Low maintenance gardens; frontage with attractive aggregate and an extensive rear garden with shingle. Bisected courtyard garden has pedestrian access round to the front of the home, borders and a raised flower bed are filled with an array of plants, flowers and shrubs and a barked area and patio with pergola. Outside lighting, water tap and timber sheds give storage.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

EPC RATING - E