

Aldreds
Estate Agents



2 Burton Street

, Lowestoft, NR32 1TR

Offers In Excess Of £160,000



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, Lowestoft, NR32 1TR

Aldreds are delighted to present this three bedroom bay fronted home, ideally located in the highly sought after area of North Lowestoft. Perfectly positioned within walking distance of the town centre, railway station, and award-winning beaches. The home offers spacious and versatile accommodation throughout, featuring an entrance porch and hallway, two reception rooms, an open plan kitchen/dining area and a ground floor WC. Upstairs, there is a landing with three independently accessed bedrooms leading off. The master bedroom also has its own ensuite bathroom. To the rear there is a garden which provides the perfect setting for relaxing or enjoying al fresco dining. Further benefits include gas central heating and recently installed uPVC double glazing. Offered at a competitive price, this exceptional property would make a fantastic family home. Early viewing is highly recommended.

Entrance Porch

Fitted entrance carpet, recently installed composite entrance door.

Entrance Hall

Timber effect laminate flooring, coved ceiling, radiator, central staircase leading to the first floor.

Lounge

13'4" x 14'0" (4.08 x 4.28)

Fitted carpet, coved ceiling, walk-in uPVC bay window, radiator, power points, feature central fireplace, tv point.

Dining Room

13'6" x 10'10" (4.12 x 3.31)

Fitted carpet, coved ceiling, uPVC window, feature central fireplace, tv point, power points, radiator, full length understairs storage cupboard.

Kitchen/Diner

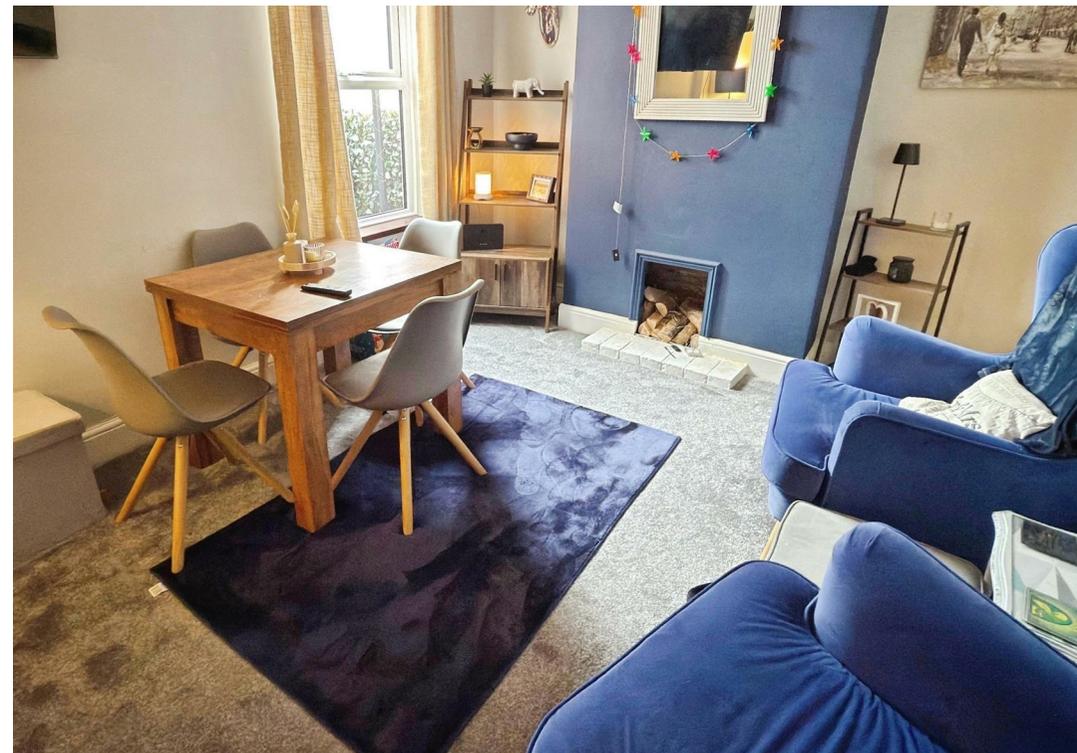
20'10" x 8'8" (6.36 x 2.66)

Kitchen area: Vinyl flooring, a range of modern fitted kitchen units with extended timber work surfaces, recess and plumbing for a dishwasher and washing machine, electric cooker point, stainless steel extraction cooker hood, tiled splashbacks, double stainless steel sink with single drainer, radiator.

Dining area: ample space for dining table and chairs, double aspect uPVC windows, inset spotlighting, flat plastered ceiling, uPVC door leading out to the rear garden.

Ground Floor WC

Vinyl flooring, cloakroom suite comprising of a vanity sink unit, low level WC, uPVC window.





Landing

Fitted carpet, power points, coved ceiling, three bedrooms leading separately off.

Bedroom 1

16'4" x 8'0" (4.99 x 2.44)

Fitted carpet, flat plastered and coved ceiling, tv point, power points, radiator, uPVC window.

Ensuite Bathroom

Tile effect vinyl flooring, bath and shower suite comprising of a shower set over an oversized bath with a curved glass screen, vanity sink unit, low level WC, uPVC window, radiator, part tiled walls, flat plastered ceiling, inset spotlighting.

Bedroom 2

12'9" x 8'7" (3.89 x 2.62)

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

Bedroom 3

11'10" x 7'4" (3.63 x 2.25)

Fitted carpet, coved ceiling, radiator, power points, tv point.

Outside

To the front of the property there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a garden area laid to artificial grass, patio seating area, timber and felt garden shed, ample space for bistro style dining, all enclosed by high brick walls and fencing.

Tenure And Services

Freehold

Council Tax Band - A

Mains Gas Electric Water And Drains

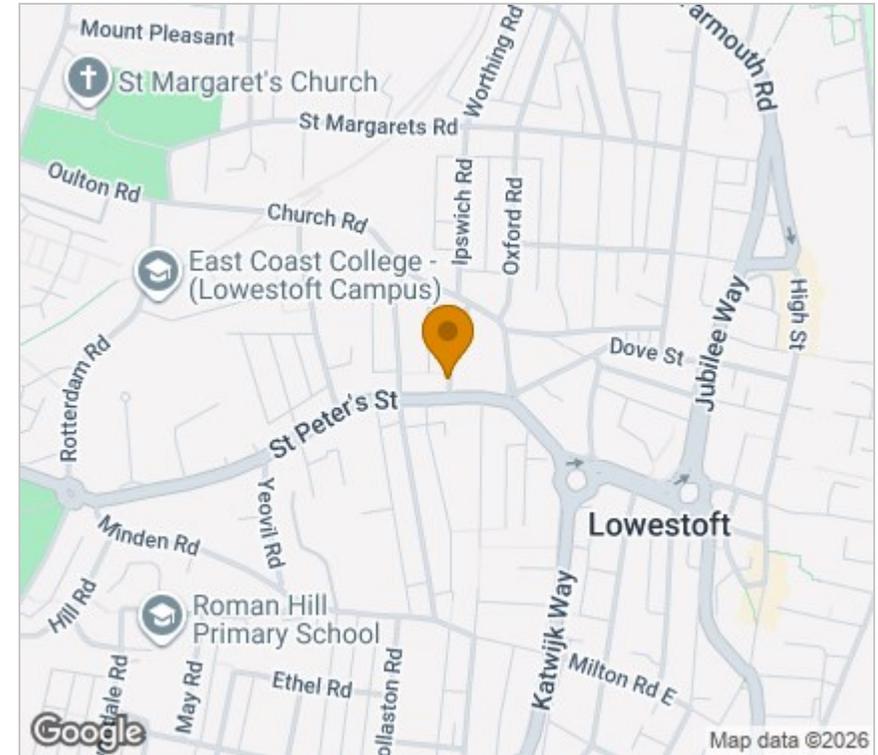
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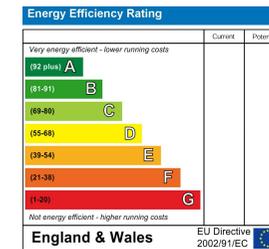
Floor Plan



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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