

Aldreds
Estate Agents



19 Spashett Road

Lowestoft, NR32 4DG

Asking Price £189,995



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Aldreds are delighted to offer this outstanding three-bedroom family home, ideally situated in a highly sought-after North Lowestoft location. Perfectly positioned within easy walking distance of Gunton Woods and Nature Reserve, the beautiful North Lowestoft beaches and a range of convenient local shopping amenities, the property offers an excellent combination of space, location and potential. The spacious accommodation comprises an entrance hall, generous lounge, well-appointed kitchen, separate dining room and conservatory. To the first floor, a wide central landing provides access to three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a substantial rear lawned garden with vehicular access. This provides excellent potential for the construction of a garage or the creation of generous off-road parking, subject to any necessary planning or other consents. Further benefits include modern uPVC double-glazed windows and doors, installed approximately seven years ago. The property is presented to a good standard throughout, while offering scope for some minor cosmetic updating, allowing the new owners to add their own personal touch. An excellent opportunity to acquire a spacious family home in a desirable and well-connected North Lowestoft location. Early viewing is strongly recommended.

Wide Entrance Hall

Fitted carpet, composite sealed unit double glazed entrance door, stairs leading to the first floor, understairs recess.

Lounge

14'9" x 11'2" (4.51 x 3.41)

Fitted carpet, coved ceiling, power points, TV point, uPVC window, central timber fireplace with inset living flame electric fire.

Kitchen

10'5" x 9'0" (3.2 x 2.76)

Ceramic tiled flooring, coved ceiling, a range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, recess for white goods, tiled splashbacks, power points, uPVC window, uPVC door.

Dining Room

11'9" x 9'9" (3.6 x 2.98)

Laminate flooring, coved ceiling, power points, uPVC window.





Conservatory

8'10" x 12'3" (2.7 x 3.75)

Fitted carpet, power points, recess for white goods including plumbing for a washing machine, fitted wall and base units with extended work surface, double sliding doors leading out to the rear garden.

Central Galleried Landing

Fitted carpet, loft access leading to insulated loft space, power point.

Bedroom 1

13'4" x 12'3" (4.07 x 3.74)

Fitted carpet, uPVC window, power points, TV point, a range of fitted wardrobes with sliding mirrored doors.

Bedroom 2

12'9" x 9'1" (3.9 x 2.77)

Fitted carpet, uPVC window, power points, TV point, a range of fitted cupboards including an airing cupboard.

Bedroom 3

8'10" x 10'0" (max) (2.7 x 3.07 (max))

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



Family Bathroom

Fitted bathroom flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, part tiled walls, double aspect uPVC windows.

Outside

Outside to the front there is a garden area with a footpath leading to front door. Outside to the rear there is a sizeable lawned garden with a raised decked seating area, timber and felt garden shed, vehicular rear access giving potential for off road parking if required, raised flower and shrub borders, brick outbuilding with power points and lighting.



Tenure

Freehold

Services

Mains, water, electricity, drainage.

Council Tax

East Suffolk Council Band 'A'

Ref: L2674/08/26

Floor Plan



Area Map



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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Energy Efficiency Graph

