Aldreds
Estate Agents

The Old Net Store Cross Keys

Lowestoft, NR32 2LQ

Asking Price £164,995

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Aldreds are delighted to present this unique three bedroom detached home in a highly convenient North Lowestoft location, offering a spacious garden and off-road parking via a private driveway. Formerly a net store, the property has been cleverly converted to create a well-proportioned family home featuring a wide entrance hall with a galleried staircase, a generous front-to-back lounge and an open-plan kitchen/diner. The first floor provides an impressive L-shaped galleried landing, three separate bedrooms and a family bathroom, along with a versatile loft room ideal for use as a hobby or games room, with potential to convert into two additional bedrooms subject to planning permission. Outside, the lawned garden is accessed via double gates, offering scope for further off-road parking if required. The home also benefits from uPVC double glazing, central heating and is within easy walking distance of Lowestoft town centre, beaches and the railway station with direct links to Norwich. Offered with no onward chain, this superb detached property represents an excellent opportunity and early viewing is strongly recommended.

Wide Entrance Hall

Laminate flooring, galleried staircase leading to the first floor, power points, radiator, uPVC entrance door, large aspect uPVC windows, door leading out to rear garden.

Lounge
15'5" x 10'3" (4.71 x 3.14)

Fitted carpet, flat plastered and coved ceiling with inset spotlighting, radiator, power points, double aspect uPVC windows, tv point.

Open Plan Kitchen/Diner
16'5" x 10'7" (5.01 x 3.25)

Laminate flooring, a full range of fitted kitchen units with extended work surfaces, double stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, built in electric oven and hob, enclosed extraction cooker hood, uPVC window, radiator, ample space for family size dining table and chairs.

First Floor Landing

Full sized 'L' shaped galleried landing creating three separate bedrooms. Fitted carpet, flat plastered and coved ceiling, inset spotlighting, power points.

Bedroom 1
15'8" x 10'2" (4.8 x 3.11)

Fitted carpet, double aspect uPVC windows, two feature skylight window, radiator, power points, tv point, flat plastered and coved ceiling with inset spotlighting.

Bedroom 2

9'7" x 10'6" (max) (2.94 x 3.21 (max))

Fitted carpet, flat plastered and coved ceiling with inset spotlighting, radiator, power points, tv point, Velux style skylight window.

Bedroom 3

9'11" x 7'6" (3.04 x 2.29)

Fitted carpet, flat plastered and coved ceiling with inset spotlighting, large aspect uPVC window, radiator, power points, tv point.

Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a panel bath with shower over, low level WC, pedestal sink, radiator, tiled splashbacks, extractor fan, Velux style skylight window.

Loft Room

26'2" x 13'1" (approx) (8 x 4 (approx))

Fully boarded, ideal to be used as a hobby or games room, has potential to be converted into two bedrooms (subject to planning permission). This room is currently accessed by a ladder but does have windows to allow natural light.

Outside

There is a separate garden area with a driveway providing off road parking directly opposite the property. The garden area offers ample space for further enclosed off road parking if required or for outdoor entertaining. The garden is laid to lawn and enclosed by high fencing.

Tenure

Freehold

Services

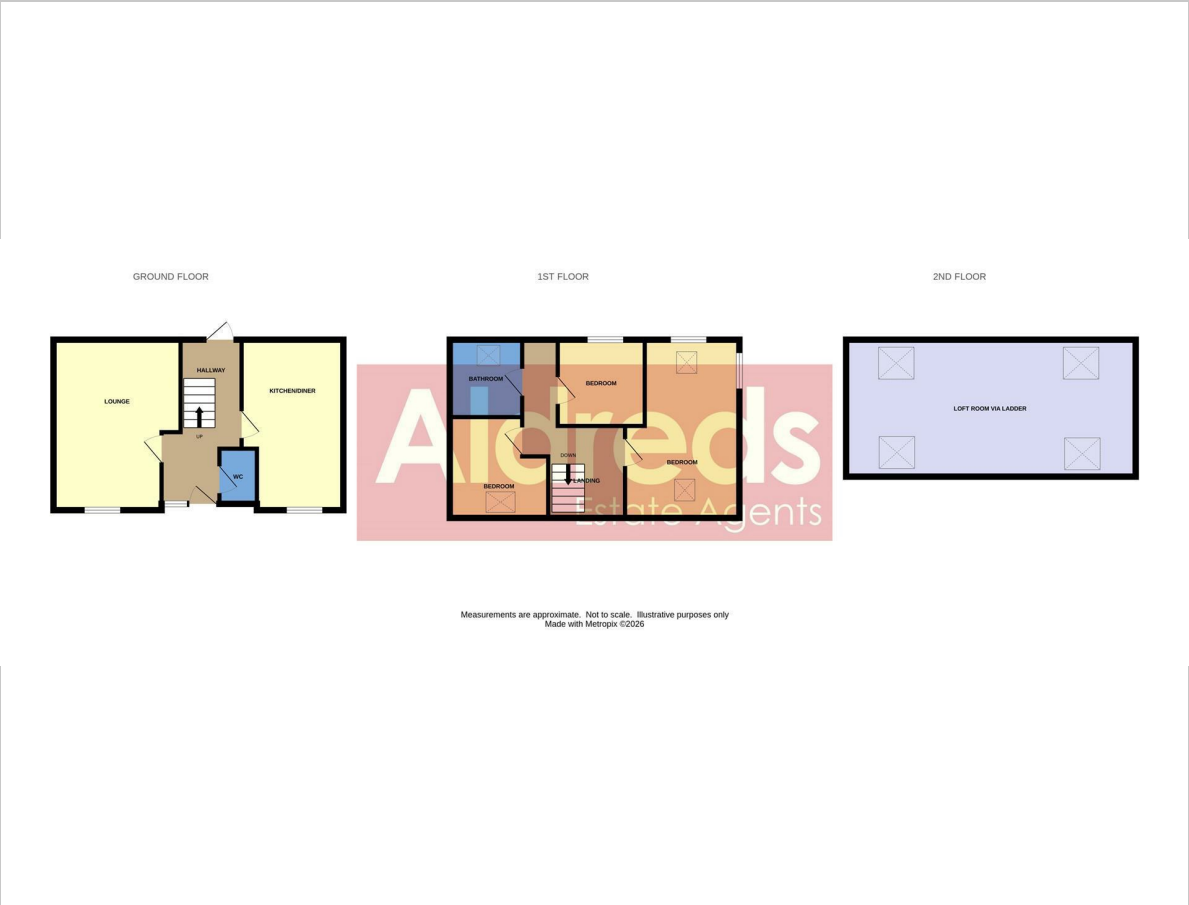
Mains water, electricity, drainage.

Council Tax

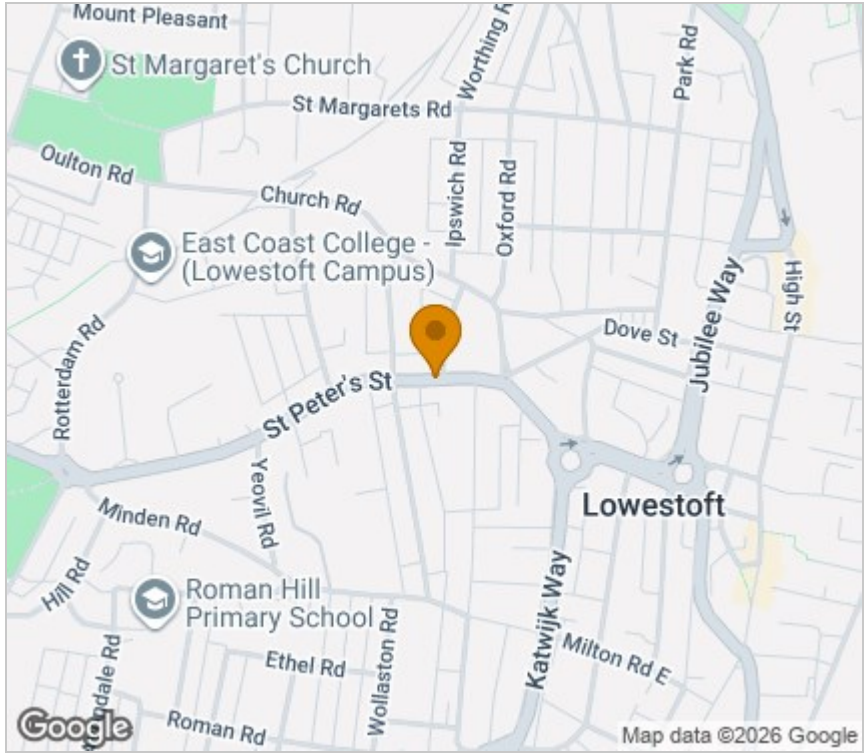
Band 'B'

Ref: L2548/02/26

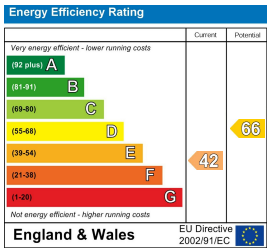
Floor Plan



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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143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA