

**Aldreds**  
Estate Agents



32 Hervey Street

Lowestoft, NR32 2JG

Asking Price £175,000



## 32 Hervey Street

Lowestoft, NR32 2JG

Aldreds are pleased to present this modern, well extended three bedroom family home, ideally located in North Lowestoft within walking distance of local amenities, including the railway station and nearby beaches. The property is presented in excellent condition throughout and offers spacious, versatile accommodation. The ground floor comprises an entrance porch leading into a hallway, a comfortable lounge with double doors opening into a formal dining room, and a wide opening through to a rear sitting room overlooking the garden. There is also a generously sized extended kitchen. Upstairs, a central landing provides access to three separate bedrooms and a family bathroom featuring both a bath and shower. Externally, the property boasts an attractive front aspect, while the rear offers a substantial lawned garden, an external conservatory, an oversized garage, and off road parking. Additional benefits include uPVC double glazing and gas central heating via a modern combination boiler. Early viewing is highly recommended to fully appreciate this impressive family home.

### Entrance Porch

Large aspect uPVC windows, ceramic tiled flooring, uPVC entrance door.

### Entrance Hall

Fitted carpet, radiator, stairs leading to first floor, power points, telephone point.

### Lounge

11'7" x 12'6" (3.54 x 3.82)

Fitted carpet, coved ceiling, uPVC window, power points, radiator, tv point, understairs storage cupboard, double doors leading to:-

### Dining Room

8'3" x 8'6" (2.53 x 2.61)

Fitted carpet, flat plastered and coved ceiling, power points, radiator, wide opening leading to:-

### Sitting Room

11'1" x 7'10" (3.4 x 2.4)

Fitted carpet, flat plastered and coved ceiling, radiator, tv point, double sliding patio doors leading out to the rear garden.

### Kitchen/Breakfast Room

7'1" x 17'11" (2.18 x 5.48)

Ceramic tiled flooring, a full range of quality fitted kitchen units with extended work surfaces, tiled splashbacks, recess for white goods including plumbing for a washing machine and dishwasher, stainless steel sink with single drainer, power points, built-in double Stoves electric oven with matching ceramic hob, stainless steel extraction cooker hood, uPVC window overlooking the rear garden, uPVC door leading out to the garden.





### Central Landing

Fitted carpet, coved ceiling, loft access leading to insulated & boarded loft space with pull down ladder, light and houses the modern energy efficient combination boiler (approximately 18 months old), full length airing cupboard, a further overstairs storage cupboard, all three bedrooms and bathroom leading separately off.

### Bedroom 1

9'1" x 11'10" (2.79 x 3.61)

Fitted carpet, uPVC window, radiator, power points, a full range of fitted bedroom furniture including wardrobes, drawers & overhead storage cupboards.

### Bedroom 2

8'3" x 10'5" (2.53 x 3.19)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, a full range of fitted bedroom furniture including wardrobes, drawers & overhead storage cupboards.

### Bedroom 3

7'4" x 6'3" (2.26 x 1.92)

Fitted carpet, coved ceiling, uPVC window, power points, radiator, double fitted wardrobe.

### Family Bathroom

Fitted bathroom flooring, bathroom suite comprising of a shower set over a panel bath enclosed by a folding glass screen, pedestal sink, low level WC, uPVC window, coved ceiling, full length heated towel rail.

### Outside

Outside to the front is a beautifully presented front garden with footpath leading to front door. Outside to the rear there is a sizeable very well presented lawned garden with a full range of flower and shrub borders, external conservatory/summerhouse with sealed unit double glazed windows and sliding doors, brickweave pathway, vehicular rear access which leads to an oversized brick built garage with up and over door, power points and lighting. Further to the rear there is an off road parking area in front of the garage for up to 2 cars.

### Garage

10'9" x 18'10" (3.29 x 5.76)

Up & over door, power points, lighting, window, side access door.

### Tenure And Services

Freehold

Council Tax Band - A

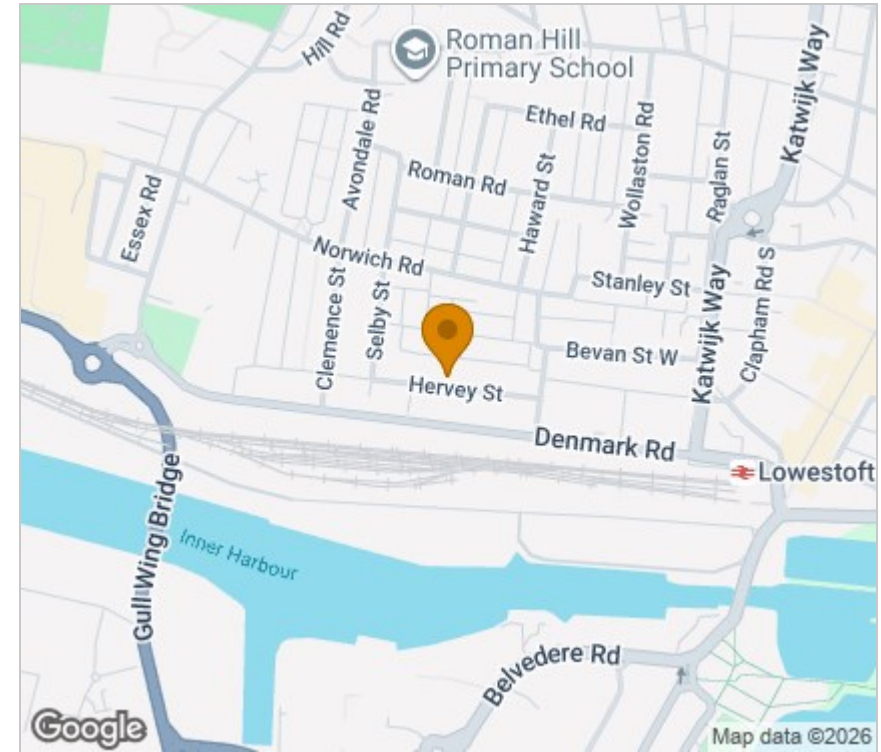
Mains Electric Gas Drains And Water



## 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.

### Disclaimer

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## Energy Efficiency Graph



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