

**Aldreds**  
Estate Agents



3 Whiskin Close

Lowestoft, NR32 3LA

£225,000



### 3 Whiskin Close

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We are pleased to offer to the market this well presented, 3 bedroom semi-detached family home nestled in a quiet cul-de-sac. BENEFITTING from being just a 6 Minute Walk to Oulton Broad Nursery & Primary School that boasts a 2025 'OUTSTANDING' Ofsted Report, 2021 double glazing installation 2026 installed gas central heating boiler with a 5 year guarantee. The property comprises a spacious entrance hall with a modern composite front door, stairs to the first floor landing and under stairs storage. On the first floor there is a landing with three bedrooms leading separately off and a family bathroom. Outside to the front there is a lawned garden and to the rear there is a sunny South facing garden. There is also a 7m long garage with electric roller door, power & lighting that opens to an additional offroad parking space.

#### ENTRANCE HALL

Spacious Entrance Hall with a modern composite front door, stairs to the first floor landing and under stairs storage.

#### KITCHEN AREA

8'8" x 7'10" (2.66m x 2.4m)

New wood effect laminate flooring, worktops on 3 sides, a fitted oven with a gas hob and extractor above, new one and a half ceramic gloss drainer sink, provision for a washing machine, undercounter fridge, recess for a tall fridge freezer and a handy full height pantry.

#### DINING AREA

10'3" x 7'6" (3.14m x 2.3m)

The dining area offers provision for a family table and the open plan makes it very sociable. A uPVC door gives rear garden and garage access.

#### LOUNGE

13'6" x 10'6" (4.12m x 3.22m)

Flowing around to the front is a good size Lounge with a carpet, radiator and a wide uPVC window to the front aspect.

#### FIRST FLOOR LANDING

The First Floor Landing is bright, courtesy of a good size window to the side aspect and this is where you find the Airing Cupboard and access to the loft void that is boarded and offers lighting.





### BEDROOM ONE

13'1" x 9'10" (4.0m x 3.0m)

Bedroom One to the front aspect is a good double and comprises a carpet, wide uPVC window, twin fitted double wardrobes and a central dresser.

### BEDROOM TWO

10'0" x 8'6" (3.05m x 2.6m)

Bedroom Two to the rear, also a double with a carpet, radiator and a wide uPVC window overlooking the rear garden.

### BEDROOM THREE

9'1" x 8'2" (max) (2.77m x 2.5m (max))

Bedroom Three to the front aspect is a good single and features an over stairs cupboard, radiator and carpet.

### BATHROOM

The Bathroom is half tiled and features a white suite of a panelled bath with an electric shower over, W.C, and a pedestal washbasin with an opaque window above.

### GARAGE

22'11" x 8'8" (7.0m x 2.66m)

7m long Garage with power, lighting and an electric roller door that opens to an additional offroad parking space.

### SERVICES

Mains Gas, Water & Electricity

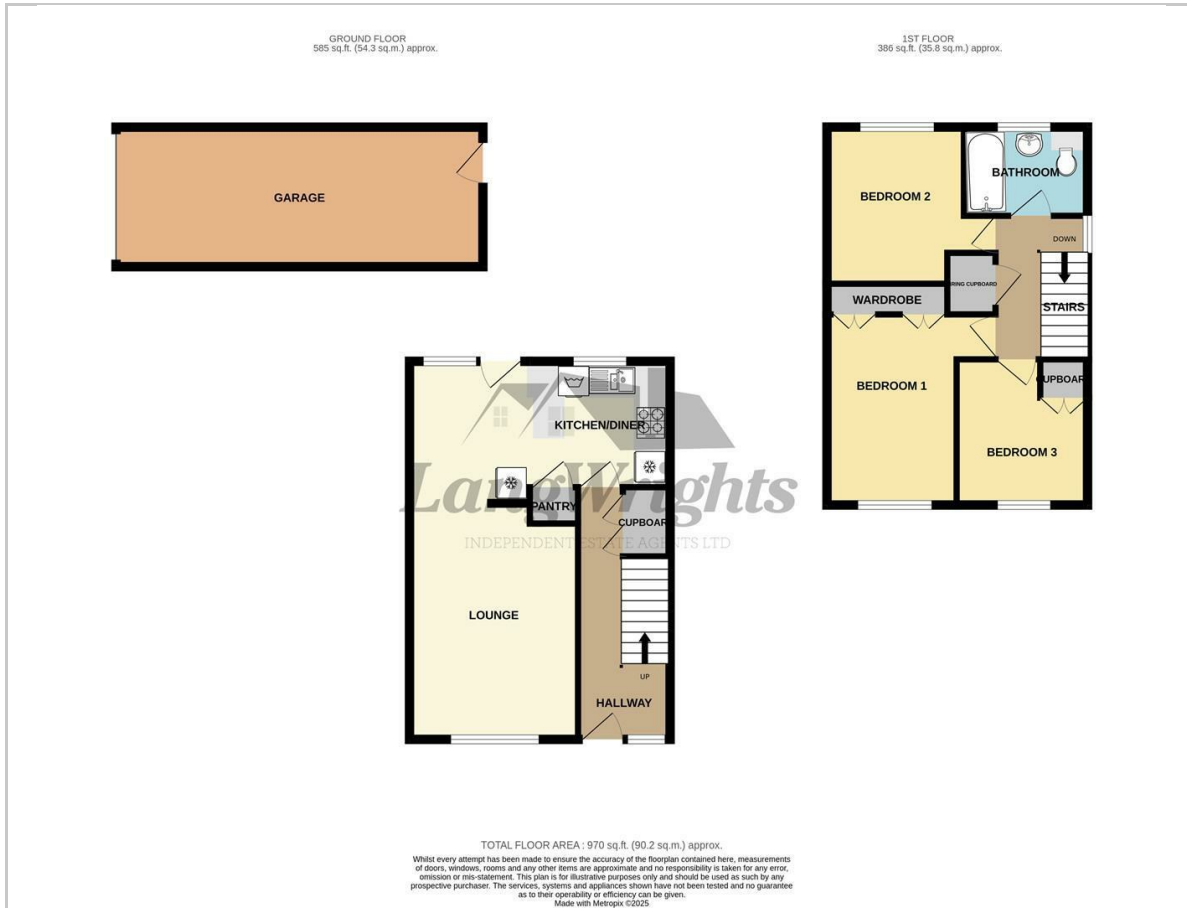
East Suffolk Council Tax Band 'B'

Energy Rating: TBC

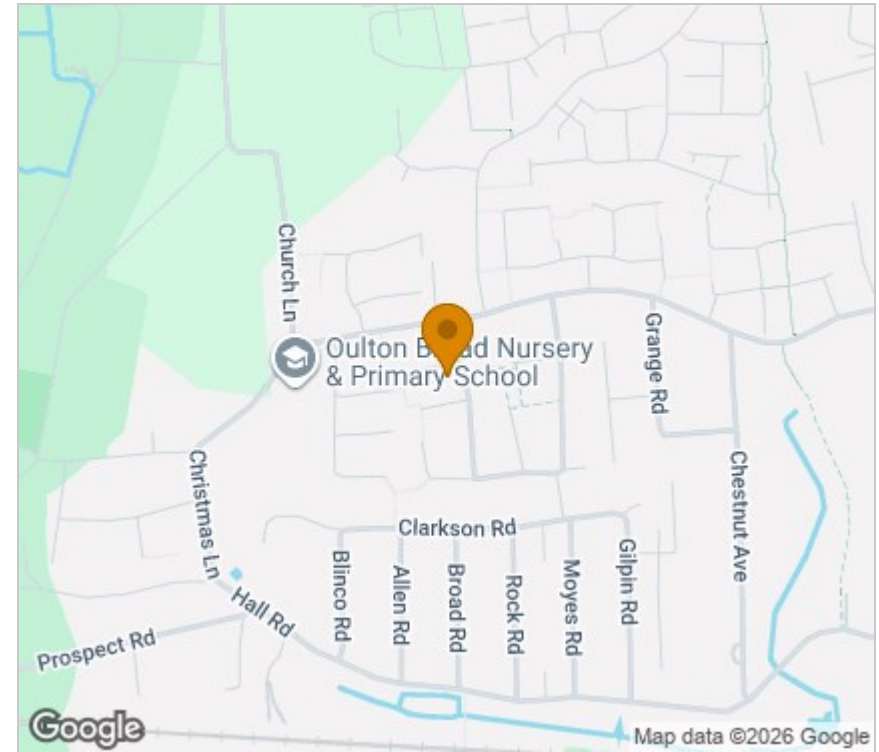
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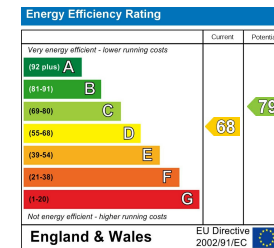
## Floor Plan



## 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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