



23 Beresford Road

Lowestoft, NR32 2NQ

Offers Over £200,000



# 23 Beresford Road

Lowestoft, NR32 2NQ

Aldreds are delighted to offer this spacious, three bedroom, double bay-fronted family home, ideally located in the highly desirable North Lowestoft area. The property is within walking distance of local beaches and the railway station, offering direct links to Norwich city centre. This outstanding home provides generous and versatile accommodation, comprising a long entrance hall, an impressive open-plan lounge/diner, a spacious open-plan kitchen/breakfast room, ground floor WC, and a lean-to/utility room. To the first floor is a split-level galleried landing with three well proportioned bedrooms and a modern family shower room leading separately off. Further benefits include gas central heating via an energy efficient combination boiler and uPVC double glazed windows throughout. The property is presented to a high standard, featuring a quality fitted kitchen, a contemporary shower room, and tasteful décor throughout. Early viewing is strongly recommended to fully appreciate the size, condition, and excellent location of this substantial family home.

## Entrance Hall

Entrance Area: Fitted entrance flooring leading to:-

Entrance Hall: Laminate flooring, feature galleried staircase leading to first floor, radiator, power points, original coving, uPVC door leading to lean To/Utility Room.

## Open Plan Lounge/Diner

27'0" x 10'9" (8.23 x 3.28)

Fitted carpet, original coving, double aspect uPVC windows including a uPVC walk-in bay window, power points, radiators, tv point, ample space for family size dining table and chairs.

## Kitchen/Breakfast Room

17'3" x 9'5" (5.28 x 2.89)

Laminate flooring, a full range of quality fitted kitchen units with extended work surfaces, Butler style double ceramic sink with single drainer, roll top breakfast bar, recess for all white goods including dishwasher, tumble dryer and washing machine, recess for full length fridge/freezer, double aspect uPVC windows, coved ceiling, tv point, power points, wall mounted energy efficient combination boiler, electric & gas cooker point, radiator.

## Ground Floor WC

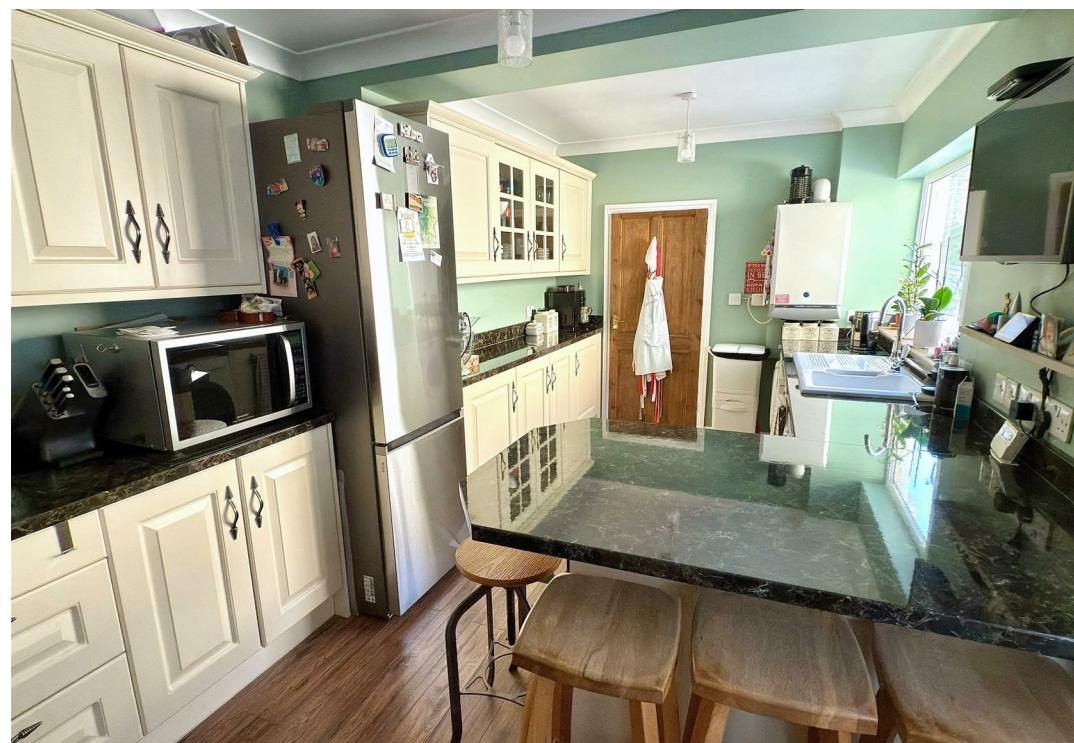
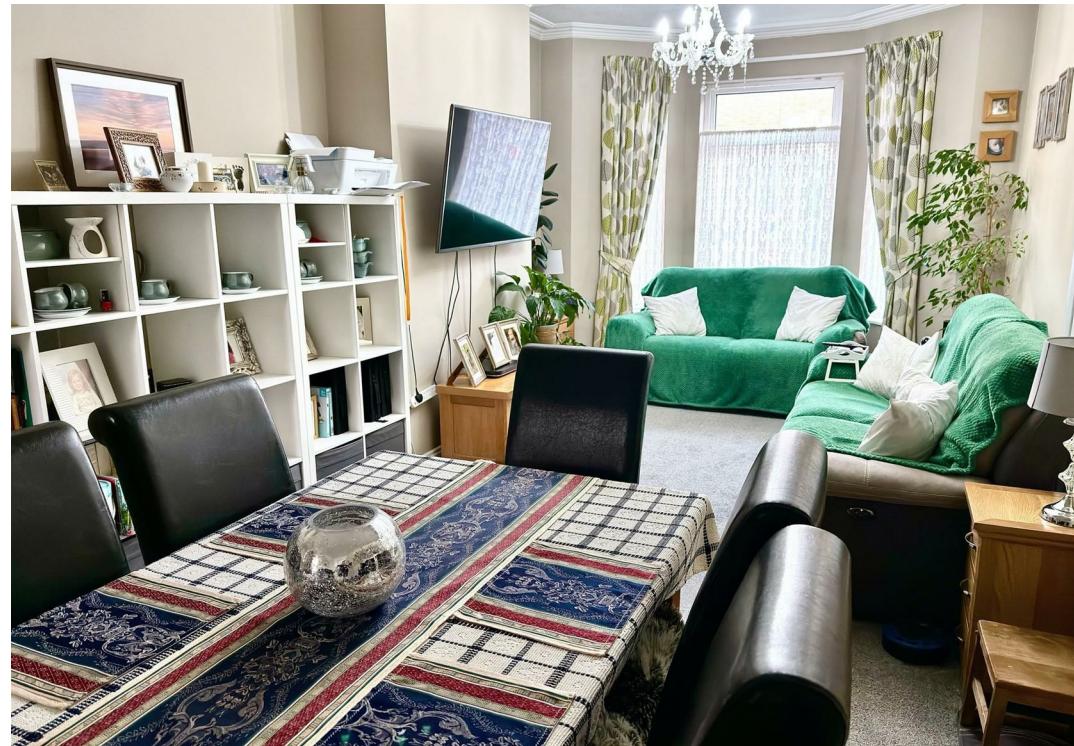
Ceramic tiled flooring, modern cloakroom suite comprising of a low level WC, wall mounted sink with tiled splashbacks, two fitted wall cupboards, uPVC window.

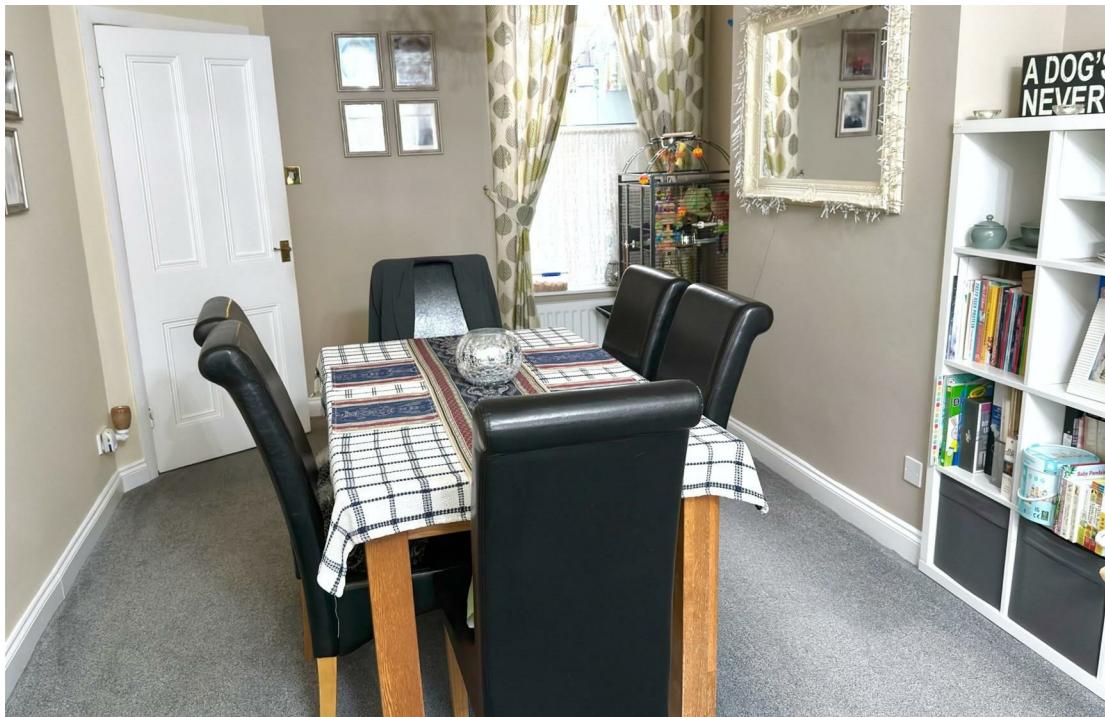
## Lean To/Utility Room

Polycarbonate roof, uPVC door leading out to rear garden, recess for white goods if required.

## Central Split Level Galleried Landing

Creating three separate bedrooms and a separate bathroom. Fitted carpet, radiator, power points, coved ceiling, loft access leading to an insulated and boarded loft space.





### Bedroom 1

14'9" x 12'9" (4.51 x 3.91)

Fitted carpet, double aspect uPVC windows including a uPVC walk-in bay window, radiator, power points, tv point, coved ceiling.

### Bedroom 2

10'7" x 12'4" (3.24 x 3.78)

Fitted carpet, uPVC window, radiator, power points.

### Bedroom 3

8'2" x 8'11" (2.49 x 2.73)

Fitted carpet, coved ceiling, double aspect uPVC windows, power points, radiator.

### Family Shower Room

Double length corner shower cubicle enclosed by glass screen doors with Aquaboard walled splashbacks, full length heated towel rail, vanity sink unit, low level WC with enclosed cistern, coved ceiling, extractor fan.

### Outside

To the front of the property there is an enclosed front garden with footpath leading to front door. To the rear there is a spacious patio garden providing ample space bistro style dining, timber and felt garden shed, vehicular rear access, all enclosed by fencing and brick walls with a private rear aspect.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'B'

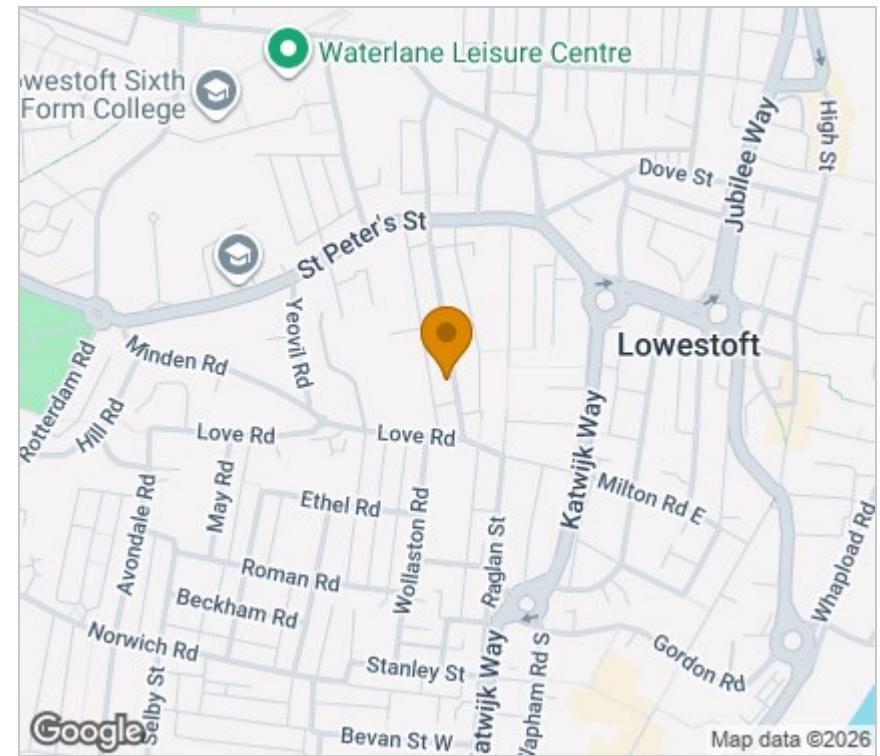
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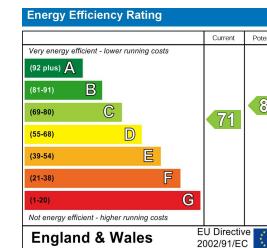
## Floor Plan



## 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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