

Aldreds
Estate Agents

34 Laurel Road
Lowestoft, NR33 0NG

Offers Over £260,000

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34 Laurel Road

Lowestoft, NR33 0NG

Aldreds are delighted to offer this 1930's double bay fronted property situated in this very desirable South Lowestoft location being within walking distance of the award winning South Lowestoft beaches. This outstanding family home is presented to a good standard throughout sand has been sympathetically modernised to keep a very nice character and homely feel with versatile and spacious accommodation including wide entrance hall, spacious lounge, open plan kitchen/diner which leads out in to a Upvc fully heated conservatory and to the first floor there is a central galleried landing, 3 bedrooms and a family bathroom. To the outside front there is a brick weave driveway with parking for 2 cars and to the rear there is a beautifully presented and established garden with a full range of specimen flower and shrub borders. Modern patio seating area allowing space for bistro style dining with areas laid to artificial turf with a very private rear and side south west facing aspect. The other benefits to this property include gas fired central heating and Upvc double glazed windows. These 1930's properties in Laurel Road rarely become for sale and an early viewing is highly recommended.

Wide Entrance Hall

Ceramic tiled flooring, galleried staircase leading off to the first floor, under stair storage cupboard, radiator, power points, georgian style Upvc entrance door.

Lounge

13'3" x 14'0" (4.06 x 4.28)

Stripped and varnished floorboards, timber fireplace with living flame electric fire, power points, T.V point, radiator, georgian style Upvc bay window.

Kitchen

11'7" x 17'10" (3.54 x 5.45)

Ceramic tiled flooring, flat plastered and coved ceiling, Upvc window, double doors leading to the conservatory, full range of in keeping solid timber kitchen units with extended work surfaces, butler style sink with draining board, range cooker space with double width stainless steel splash back, double width extraction cooker hood, recess for white good including plumbing for washing machine & dishwasher, tiled splash backs, recess for american style fridge/freezer, feature open brick fireplace, ample space for family sized dining table and chairs.

Conservatory

17'1" x 9'5" (5.23 x 2.88)

Ceramic tiled flooring, pitched self cleaning roof, large aspect Upvc windows, radiator, power points, double patio doors leading out to the rear garden.

First Floor

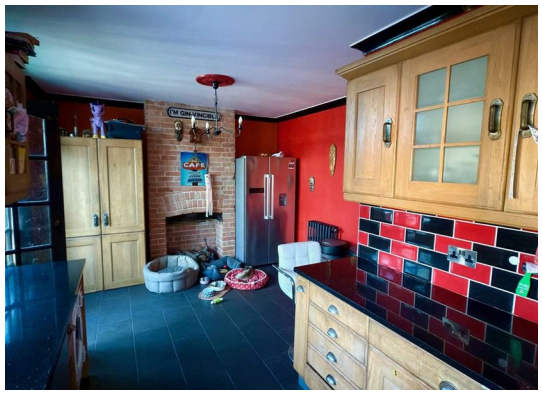
Central galleried landing with tiled flooring, Upvc window, loft space leading to insulated loft space, flat plastered and coved ceiling.



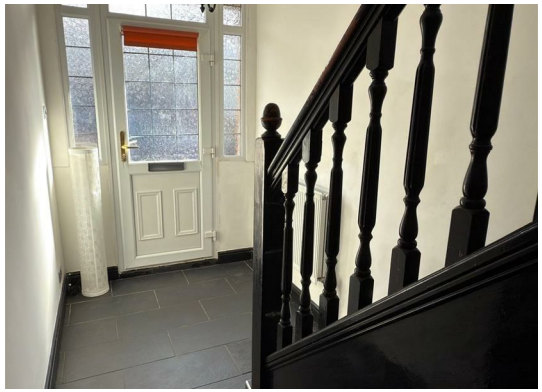












Bedroom 1

11'5" x 14'4" (3.48 x 4.39)

Solid timber flooring, Upvc georgian style bay window, power points, T.V point, radiator.

Bedroom 2

12'4" x 11'10" (3.76 x 3.62)

Laminate flooring, Upvc window, radiator, power points.

Bedroom 3

9'4" x 7'8" (2.87 x 2.36)

Laminate flooring, georgian style Upvc window, power points, T.V point, radiator.

Family Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a multi functional shower set over a panel bath, pedestal sink, low level W.C, heated towel rail, Upvc window.

Outside To The Front

There is a brick weave driveway providing parking for 2 cars.

Outside To The Rear

There is a substantial south west facing garden which is presented to an excellent standard. Designated patio seating area, artificial grass, full range of specimen flowers and shrub borders throughout, timber and felt garden shed/workshop which is all enclosed by high fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

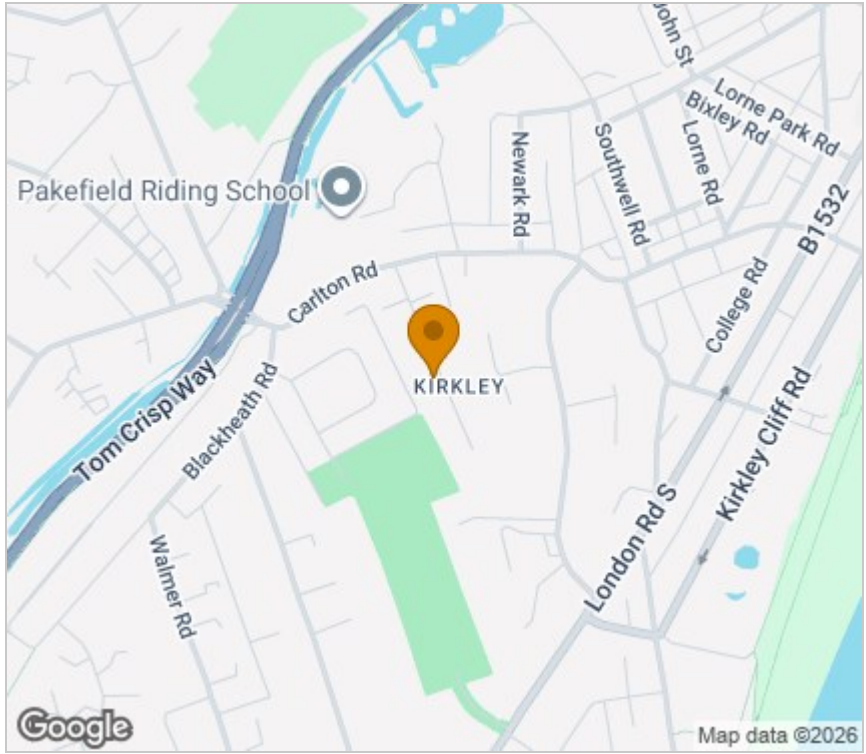
East Suffolk. Band 'C'

Ref: L2457/09/25

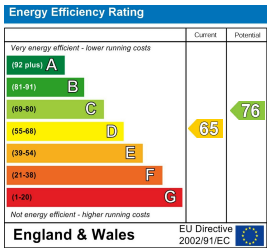
Floor Plan



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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