



| Sought After Residential Road | Beautiful South Facing Rear Garden | Potential Garage Space (STP) | Large Through Lounge/Diner
| Separate Shower & Bath Rooms | Ideal FTB Or Small Family Home | Energy Rating: D

Property ID 264604

Freehold

Asking Price £135,000

49 Fir Lane, Lowestoft, Suffolk, NR32 2RB

A well maintained & improved terrace home pleasantly situated in this popular & sought after north Lowestoft locality being within a short walk of all amenities including nearby bus routes & shops. Offered in excellent order throughout; the property benefits from gas fired central heating, sealed unit double glazing & all fitted floor coverings. The spacious, well laid out living accommodation includes an entrance porch extension, large through lounge/diner, kitchen, handy ground floor shower room, 2 double bedrooms, together with spacious first floor bathroom. Outside, the property is complimented by a most attractive, fully enclosed south facing rear garden providing potential garage space (STP). In all, an excellent first time buy or small family home where an early internal inspection is highly recommended.

Entrance Porch - Spacious Through Lounge/Diner - Kitchen - Large Rear Lobby - Shower Room - Landing - Two Double Bedrooms - En-Suite Bathroom - Gardens - Potential Garage Space

A composite sealed unit double glazed entrance door to:

ENTRANCE PORCH EXTENSION

With sealed unit double glazed window, radiator.

LARGE THROUGH LOUNGE/DINER 27' (8.23m) x 11'6 (3.51m)

With sealed unit double glazed window to both front & rear, fitted carpet, radiators, coal effect living flame gas fire set in a wooden fire surround with raised hearth & mantel, TV point, power points, staircase to the first floor.

FITTED KITCHEN 11'6 (3.51m) x 7' (2.13m)

With a 1½ bowl single drainer sink unit, H&C mixer tap, cupboards beneath, work surfaces to either side with drawer unit, 2 further work surfaces with cupboards, wall mounted cabinets, fitted extractor hood, tiled splash backs, laminate floor covering, radiator, sealed unit double glazed window, part-glazed rear entrance door, tall pantry unit.

LARGE REAR LOBBY

With laminate floor covering, power points, sealed unit double glazed window, gas fired combination boiler for domestic hot water & central heating.

SHOWER ROOM

With a fully tiled corner shower cubicle, electric shower fitting, pedestal wash basin with chrome waterfall effect tap, low level WC, tiled splash backs, laminate floor covering, radiator, sealed unit double glazed window.

FIRST FLOOR CENTRAL LANDING

With fitted carpet, access to insulated roof void, power points.

BEDROOM 1 (FRONT) 11'6 (3.51m) x 11'2 (3.4m) including wardrobe depth

With carpet, radiator, TV point, power points, sealed unit double glazed window overlooking allotments, large fitted wardrobe cupboards with sliding fronted doors.

BEDROOM 2 (REAR) 12'2 (3.71m) x 11'6 (3.51m) narrowing to 8ft

With carpet, radiator, power points, sealed unit double glazed window overlooking the rear garden, over stair fitted wardrobe cupboard, door to:

SPACIOUS EN-SUITE BATHROOM 11'6 (3.51m) x 7' (2.13m)

With a white suite comprising of a panelled bath, chrome waterfall H&C mixer tap, electric shower fitting over, pedestal wash basin, chrome waterfall H&C mixer, low level WC, vinyl floor, tiled splash backs, chrome vertical radiator/towel rail, sealed unit double glazed window, small built-in medicine cabinet, built-in airing cupboard containing lagged copper cylinder & shelving.

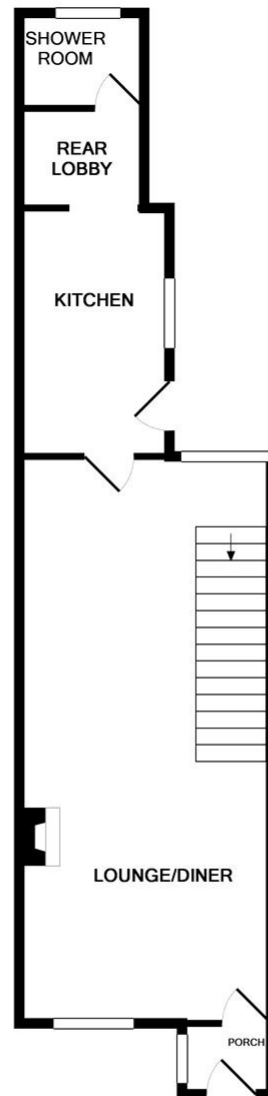
OUTSIDE

To the front: there is an enclosed, low maintenance gravelled front garden with low brick wall, gate & path to the front door.

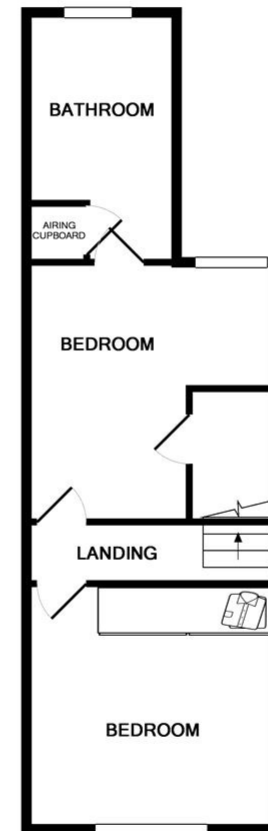
To the rear: there is an attractive, long, fully enclosed south facing rear garden with wide raised decked area, timber balustrade, small lawn, timber & felt storage sheds, panel fence screen, path extending to concreted hard-standing providing potential off-road parking or garage space (subject to the formal applications), access to rear service road.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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