



# Aldreds

Estate Agents

20 Worthing Road

Lowestoft, NR32 4HD

Asking Price £179,995



## 20 Worthing Road

Lowestoft, NR32 4HD

Aldreds are delighted to offer this exceptionally well presented, bay fronted three double bedroom property, situated in a highly desirable North Lowestoft location, within easy walking distance of Sparrows Nest Park and the beach. This outstanding family home has been refurbished throughout, featuring tasteful neutral décor, newly fitted floor coverings, a brand new fitted kitchen and a modern contemporary bathroom. The spacious and versatile accommodation comprises a long entrance hall, two reception rooms, kitchen, utility room and a ground floor bathroom with both bath and shower facilities. To the first floor, a full-length galleried landing provides access to three generously proportioned double bedrooms. Outside, the enclosed rear garden offers ample space for bistro style dining. Further benefits include gas central heating via an energy efficient combination boiler and uPVC double glazed windows. Properties presented to this high standard in such a desirable location rarely become available, and with a realistic asking price, an early viewing is strongly recommended.

### Entrance Hall

Newly fitted carpet, original cornices, flat plastered ceiling, radiator, stairs leading to first floor, understairs pantry/storage cupboard.

### Lounge

10'4" x 14'2" (3.15 x 4.34)

Newly fitted carpet, flat plastered ceiling, picture rails, uPVC walk-in bay window, power points, TV point, internet & telephone sockets, radiator.

### Dining Room

10'5" x 11'11" (3.18 x 3.64)

Newly fitted carpet, picture rails, flat plastered ceiling, uPVC window, radiator, power points, tiled fireplace with open fire, fitted low level storage cupboard.

### Kitchen

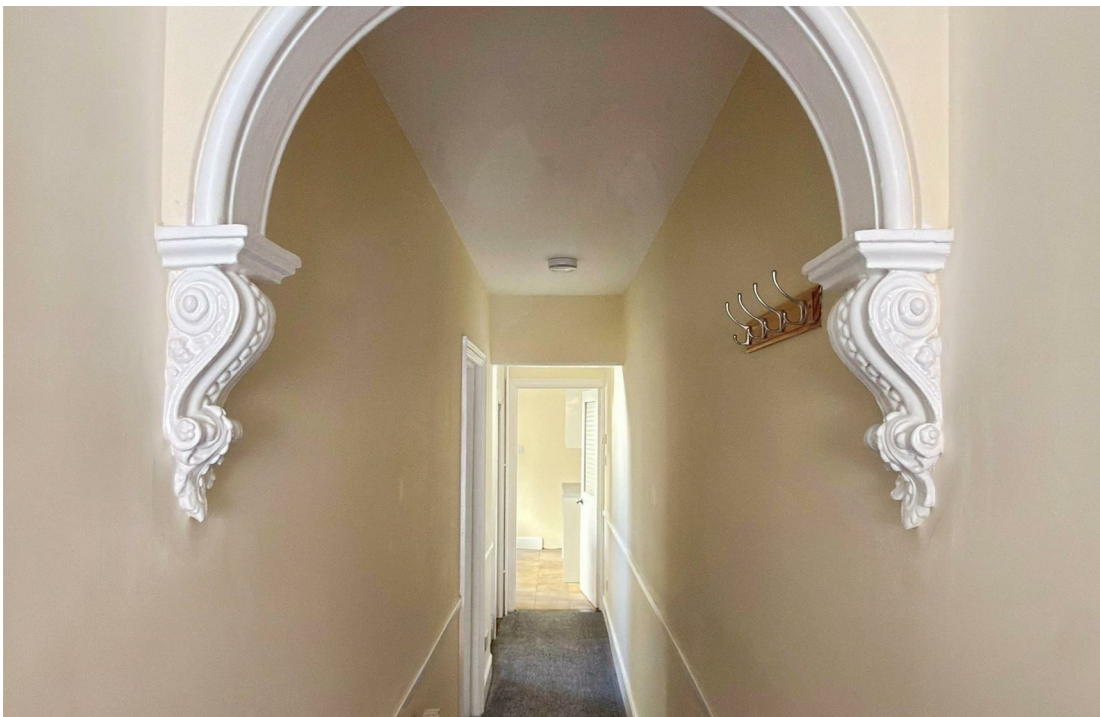
10'2" x 7'10" (3.10 x 2.40)

Ceramic tiled flooring, a range of newly fitted white kitchen units with timber work surfaces, built-in stainless steel oven with matching four burner ceramic hob, stainless steel extraction cooker hood, recess for white goods, stainless steel sink with single drainer, power points, uPVC window, flat plastered ceiling, radiator.

### Utility Room

Ceramic tiled flooring, flat plastered ceiling, recess for white goods including plumbing for a washing machine, roll top work surface, power points, tiled splashbacks, energy efficient combination wall mounted boiler, door leading out to the rear garden.





### Family Bathroom

9'10" x 7'0" (3.02 x 2.15)

Ceramic tiled flooring, a white bath and shower suite comprising of a fully tiled shower cubicle, panel bath, low level WC, pedestal sink, radiator, uPVC window, extractor fan, shavers socket, flat plastered ceiling.

### Full Size Galleried Landing

Three separate bedrooms leading off. Newly fitted carpet, power points, loft access leading to insulated loft space, flat plastered ceiling, window.

### Bedroom 1

12'8" x 13'5" (3.88 x 4.09)

Newly fitted carpet, flat plastered ceiling, picture rails, uPVC window, power points, TV point, radiator, full length cupboard/wardrobe.

### Bedroom 2

10'8" x 12'0" (3.26 x 3.67)

Newly fitted carpet, picture rails, flat plastered ceiling, power points, radiator, uPVC window, full length cupboard/wardrobe.

### Bedroom 3

10'4" x 7'10" (3.17 x 2.40)

Newly fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.

### Outside

To the front of the property there is an enclosed front garden with original tiled footpath leading to front door. Outside to the rear there is a well presented patio garden providing ample space for bistro style dining, timber and felt garden shed, all enclosed by high walls and fencing, vehicular rear access.

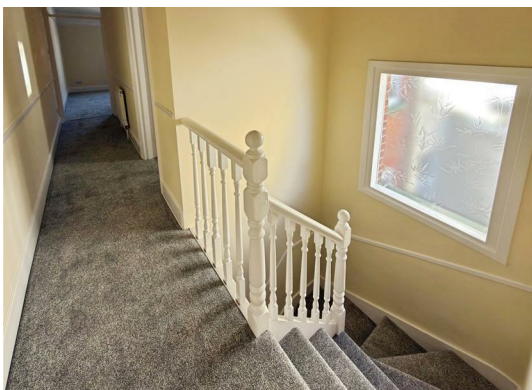
### Tenure And Services

Freehold

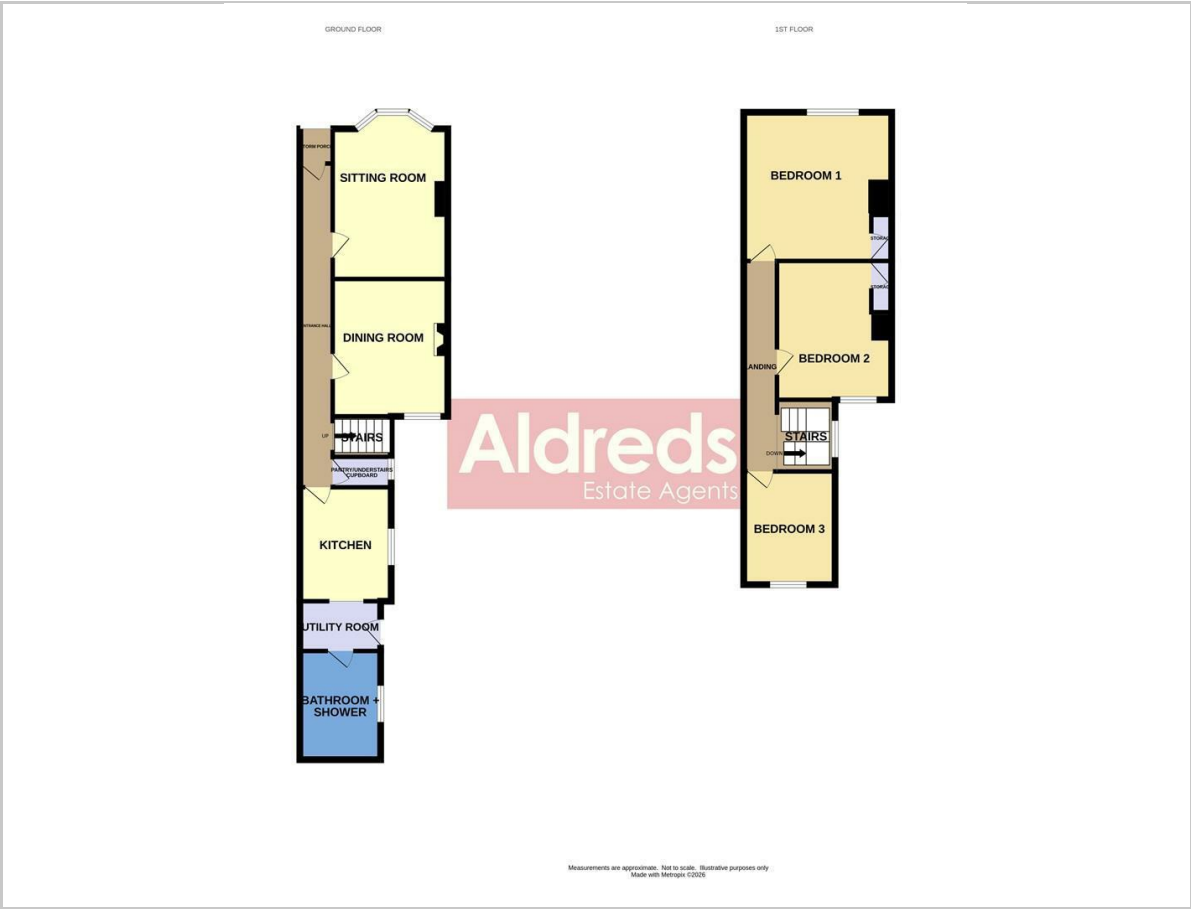
Council Tax Band - A

Mains Gas Electric Drains And Water

Ref: L2715/09/26



Floor Plan



Viewing

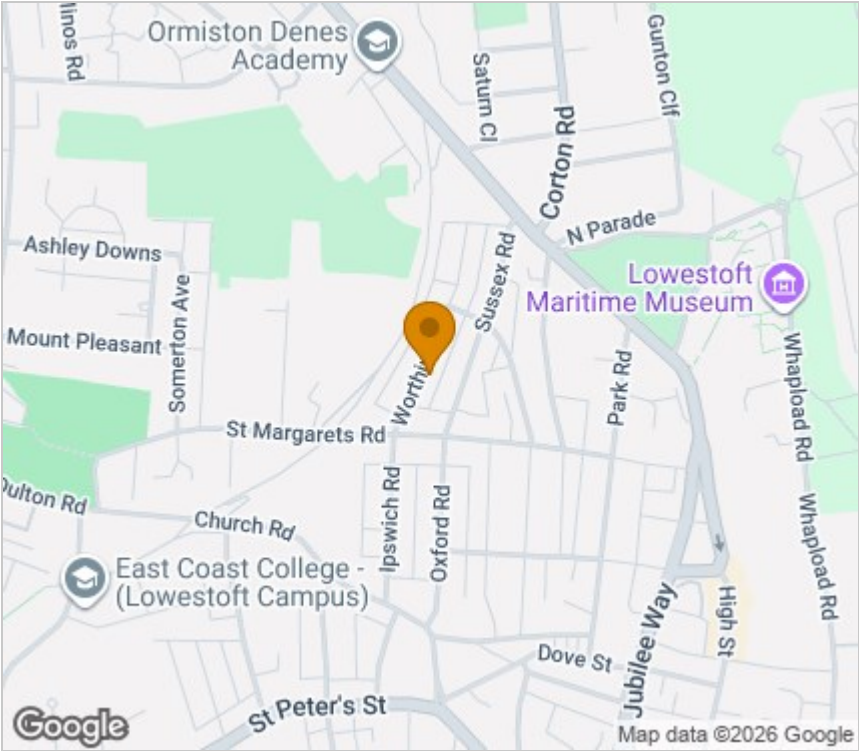
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

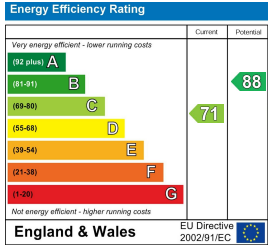
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Area Map



Energy Efficiency Graph



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