



Aldreds
Estate Agents

11 Ipswich Road

Lowestoft, NR32 1TS

Offers In Excess Of £165,000



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Aldreds are delighted to offer this very well presented 3 bedroomed property situated in this very desirable North Lowestoft location. The current owners have improved the property to an excellent standard throughout with tasteful neutral decorations and quality fixtures and fittings. The outstanding family accommodation includes an open plan lounge/diner, modern fitted kitchen, rear lobby and a modern ground floor bathroom. To the first floor there is a landing and 3 bedrooms. To the outside rear there is a lawned garden with brick built outbuilding which would be ideal for a variety of uses and benefits also include a modern gas fired central heating system and Upvc double glazed windows throughout. Within walking distance there are local amenities. The local railway station with direct links to Norwich City Centre and Sparrows Nest Park with a range of parkland walkways that lead down to North Denes beach. properties presented to this high standard in this very desirable location rarely become for sale and an early viewing is strongly recommended. No onward chain.

Entrance Porch

Fitted carpet, Upvc window, Upvc entrance door.

Lounge/Diner

26'0" x 11'1" (7.93 x 3.39)

High profile laminate flooring, double aspect Upvc windows including Upvc patio doors leading out to the rear garden, power points, T.V point, flat plastered ceiling with inset spot lighting, radiator, modern wall mounted living flame fire, open plan staircase, ample space for family size dining table and chairs, radiator.

Kitchen

13'5" x 5'10" (4.11 x 1.8)

Ceramic tiled flooring, full range of quality modern fitted kitchen units with solid timber work surfaces, built in appliances including eye level double electric oven with matching ceramic hob, enclosed extraction cooker hood, power points, plumbing and recess for washing machine and tumble dryer, built in dishwasher and wine cooler, double composite sink with single drainer, tiled splash backs, large aspect Upvc window, flat plastered ceiling with inset spot lighting, wall mounted energy efficient boiler, radiator.

Rear Lobby

Ceramic tiled flooring, Upvc door leading out to the rear garden.





Family Bathroom

8'0" x 6'1" (2.46 x 1.87)

Tiled effect vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, Upvc window, half tiled walls, flat plastered ceiling, inset spot lighting, full length heated towel rail.

First Floor

Landing with fitted carpet, flat plastered ceiling, loft access leading to insulated loft space.

Bedroom 1

11'11" x 11'2" (3.65 x 3.42)

Fitted carpet, flat plastered ceiling, Upvc window, power points, radiator, T.V point, original cast iron fireplace.

Bedroom 2

8'3" x 14'0" (2.54 x 4.27)

Fitted carpet, flat plastered ceiling, Upvc window, power points, T.V point, radiator, full length storage cupboard, door leading to bedroom 3.

Bedroom 3

12'2" x 5'10" (3.72 x 1.8)

Fitted carpet, Upvc window, radiator, power points.

Outside To The Front

There is an enclosed front garden with footpath leading to front door.

Outside To The Rear

There is a sizable lawned garden with rear patio area, timber and felt workshop/shed, designated area for bistro style dining, very private rear and side aspect. This is all enclosed by fencing and high brick walls.

Tenure

Freehold

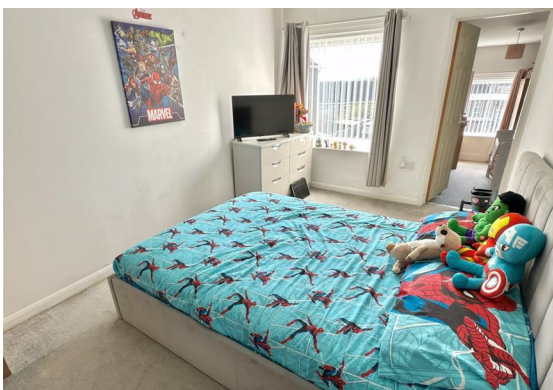
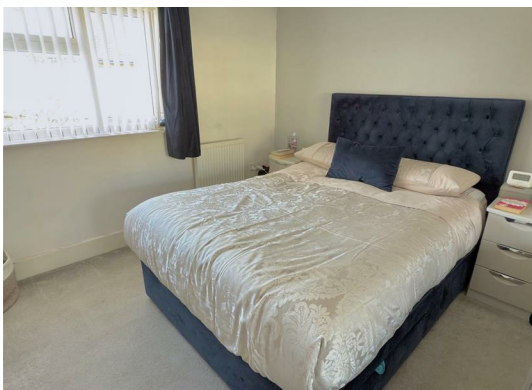
Services

Mains water, electricity, gas, drainage.

Council Tax

East Suffolk. Band 'A'

Ref: L2450/09/25



Floor Plan



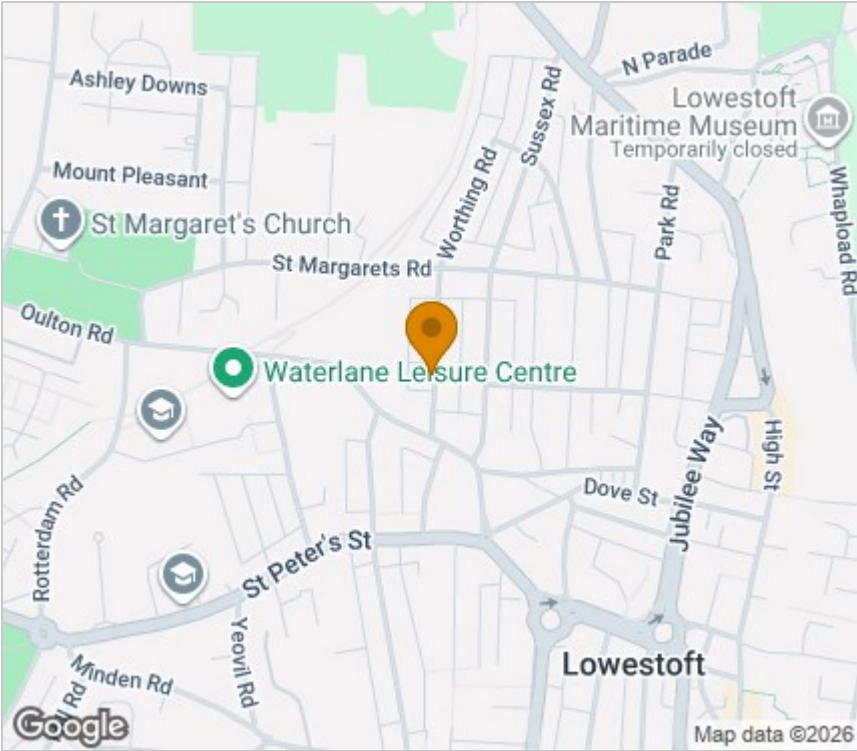
Viewing

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

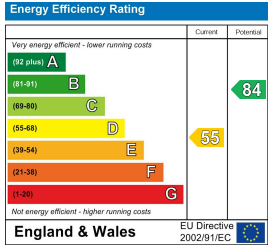
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Area Map



Energy Efficiency Graph



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