



Aldreds
Estate Agents

1 Windermere Park

Lowestoft, NR32 4UD

Asking Price £250,000



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Aldreds are delighted to offer this beautifully presented two bedroom detached family home in a highly desirable North Lowestoft location. Built by the renowned local Warnes builders, the property has been finished to an exceptional standard throughout, with quality fixtures, tasteful décor, and stylish floor coverings. The accommodation comprises an entrance porch, a wide hallway, featuring a central galleried staircase, a spacious lounge and an open plan kitchen and dining area, which leads to a conservatory. A convenient ground floor WC completes the accommodation on this level. Upstairs, there are two generous double bedrooms, both with built-in wardrobes, alongside a contemporary family bathroom. Externally, the property has a beautifully maintained frontage with a wide driveway leading to an oversized detached brick built garage. The rear garden is private and lawned, with a raised decked seating area. Situated within walking distance of local amenities and Gunton Woods & Nature Reserve, this home offers an ideal combination of style, comfort, and convenience. Homes of this quality in such a location rarely come to the market, and an early viewing is strongly recommended.

Entrance Porch

Ceramic tiled flooring, uPVC entrance door, large aspect uPVC window.

Wide Entrance Hall

Laminate flooring, feature central galleried staircase leading to the first floor, understairs storage, full length storage/cloaks cupboard, radiator, coved ceiling.

Lounge

10'7" x 18'4" (3.25 x 5.6)

Laminate flooring, double aspect uPVC windows, radiator, power points, tv point, wall mounted living flame fire.

Dining Room

9'0" x 9'2" (2.75 x 2.81)

Ceramic tiled flooring, flat plastered and coved ceiling, ample space for family size dining table and chairs, radiator, double sliding doors leading into the conservatory, wide opening leading to:-

Kitchen

9'5" x 8'3" (2.88 x 2.53)

Ceramic tiled flooring, a full range of modern quality fitted kitchen units with extended timber work surfaces, double stainless steel sink with single drainer, tiled splashbacks, gas cooker point, extraction cooker hood, recess and plumbing for a washing machine, recess for full length fridge/freezer, flat plastered ceiling, uPVC window.





Conservatory

7'1" x 9'6" (2.16 x 2.91)

Ceramic tiled flooring, self-cleaning glass roof, large aspect uPVC windows, uPVC door leading out to the rear garden.

Cloakroom

Timber effect vinyl flooring, cloakroom suite comprising of a low level WC, pedestal sink, radiator.

Central Galleried Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space, power points, full length storage cupboard.

Bedroom 1

11'0" x 12'7" (3.36 x 3.86)

Fitted carpet, coved ceiling, uPVC window, full length fitted wardrobe with sliding mirrored doors, radiator, power points.

Bedroom 2

9'5" x 10'2" (plus wardrobe recess) (2.89 x 3.1 (plus wardrobe recess))

Fitted carpet, uPVC window, radiator, power points, full length fitted wardrobe with sliding mirrored doors.

Outside

To the front of the property there is a beautifully presented frontage laid to ornamental stone with a wide concrete driveway providing ample off road parking for a variety of vehicles, garage with up and over door, power points and lighting. The front garden is all enclosed by brick walls.

Outside to the rear is a lawned garden with raised decked seating area, patio footpath, a range of ornamental stone borders, side access leading to front driveway. Rear garden is all enclosed by high brick walls and has a very private rear and side aspect.

Tenure And Services

Freehold

Mains Gas Electric Drains And Water

Council Tax Band - C

Ref: L2579/03/26



