



30 Maidstone Road

Lowestoft, NR32 2AZ

Asking Price £160,000



## 30 Maidstone Road

Lowestoft, NR32 2AZ

Aldreds are delighted to offer this spacious three bedroom family home, located in the highly sought-after North Lowestoft area, within walking distance of the railway station and the award-winning Lowestoft beaches. The property provides generous accommodation, featuring a large open-plan lounge/diner, a fitted kitchen and a ground floor bathroom complete with both bath and separate shower. To the first floor, there is a small landing three bedrooms and a separate WC. Externally, the rear garden is beautifully presented, featuring artificial turf and contemporary patio paving, along with two sheds and a timber summerhouse. Further benefits include gas central heating via a recently installed combination boiler and sealed unit double glazed windows throughout. Offered at a realistic asking price, early viewing is highly recommended to fully appreciate the space and location this property has to offer.

### Lounge/Diner

27'0" x 13'3" (8.23 x 4.06)

Fitted carpet, coved ceiling, double aspect uPVC windows, radiators, power points, tv point, feature fireplace, central galleried staircase leading to first floor, ample space for family size dining table and chairs.

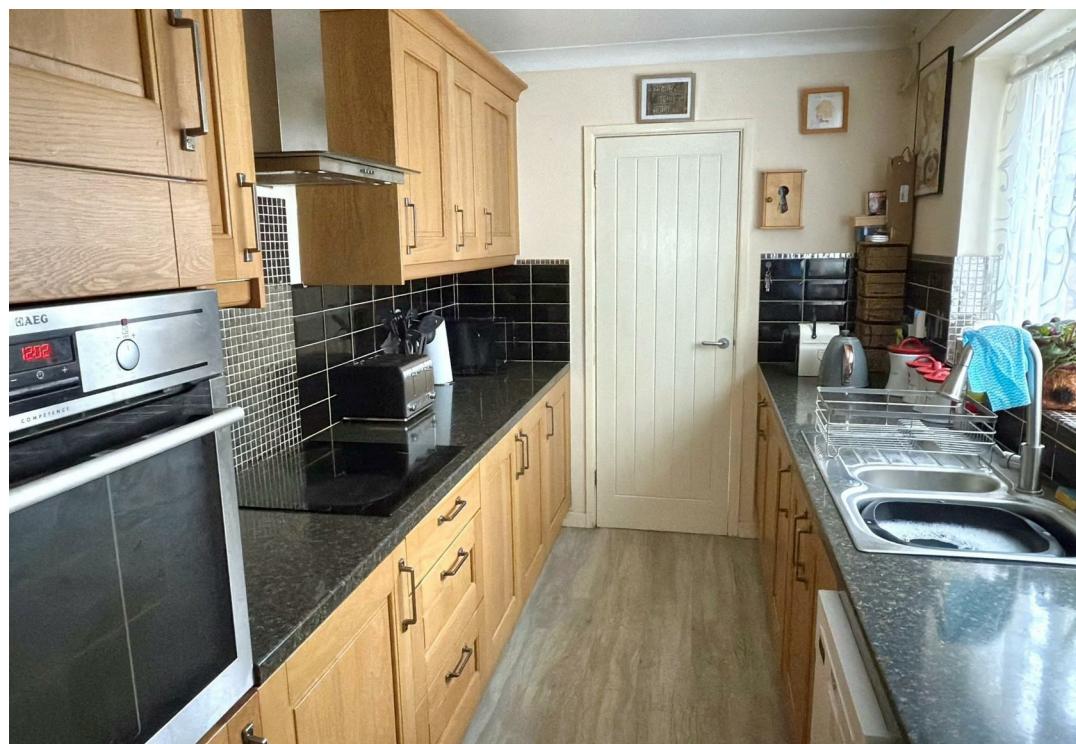
### Kitchen

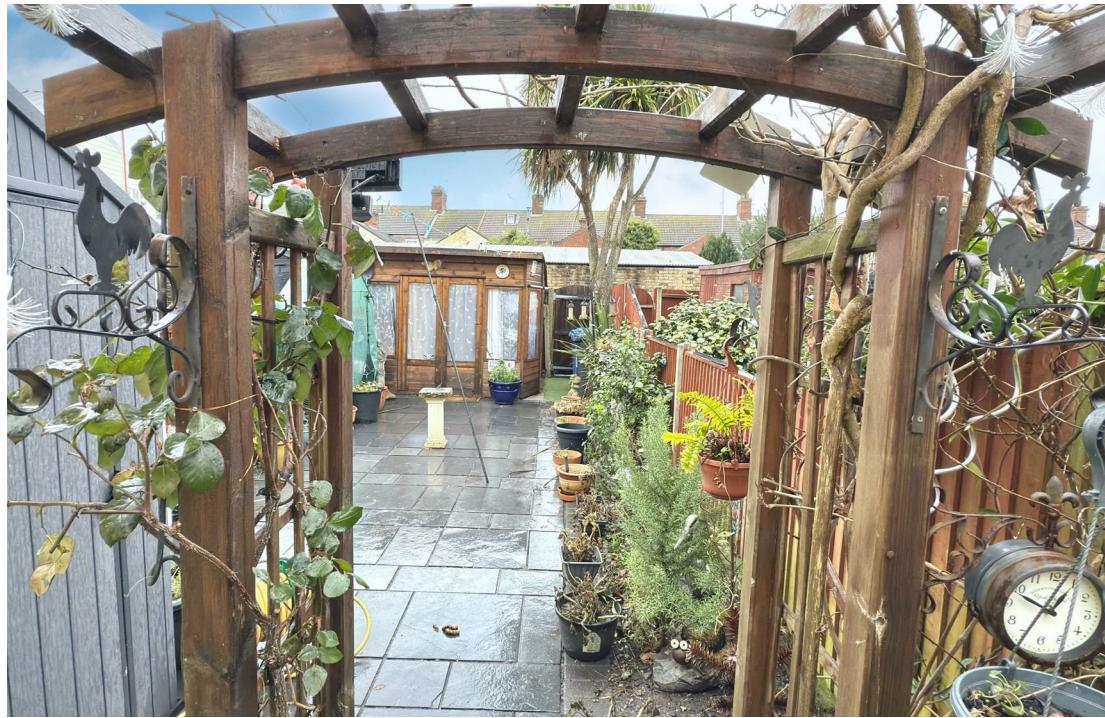
12'3" x 7'0" (3.75 x 2.15)

Timber effect vinyl flooring, a range of modern fitted kitchen units with extended work surfaces, double stainless steel sink with single drainer, tiled splashbacks, recess for all white goods including plumbing for a dishwasher & washing machine, eye level electric oven, four burner ceramic hob, extraction cooker hood, flat plastered and coved ceiling, uPVC window, power points.

### Lobby

Timber effect vinyl flooring, uPVC door leading out to the rear garden.





### Family Bathroom

Vinyl flooring, bath and shower suite comprising a fully tiled shower cubicle, panel bath with shower mixer tap, low level WC, pedestal sink, radiator, part tiled walls, uPVC window, extractor fan, flat plastered and coved ceiling with inset spotlighting.

### Landing

Fitted carpet.

### Bedroom 1

12'5" x 13'1" (3.81 x 4.01)

Fitted carpet, coved ceiling, fitted cupboard/wardrobe, radiator, power points, uPVC window, feature fireplace.

### Bedroom 2

11'1" x 13'1" (max) (3.39 x 4.01 (max))

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.

### First Floor WC

Timber effect vinyl flooring, pedestal sink, low level WC.

### Bedroom 3

12'1" x 6'11" (3.69 x 2.11)

Fitted carpet, radiator, power points, uPVC window, full length fitted cupboard housing the recently installed combination boiler (still under guarantee).

### Outside

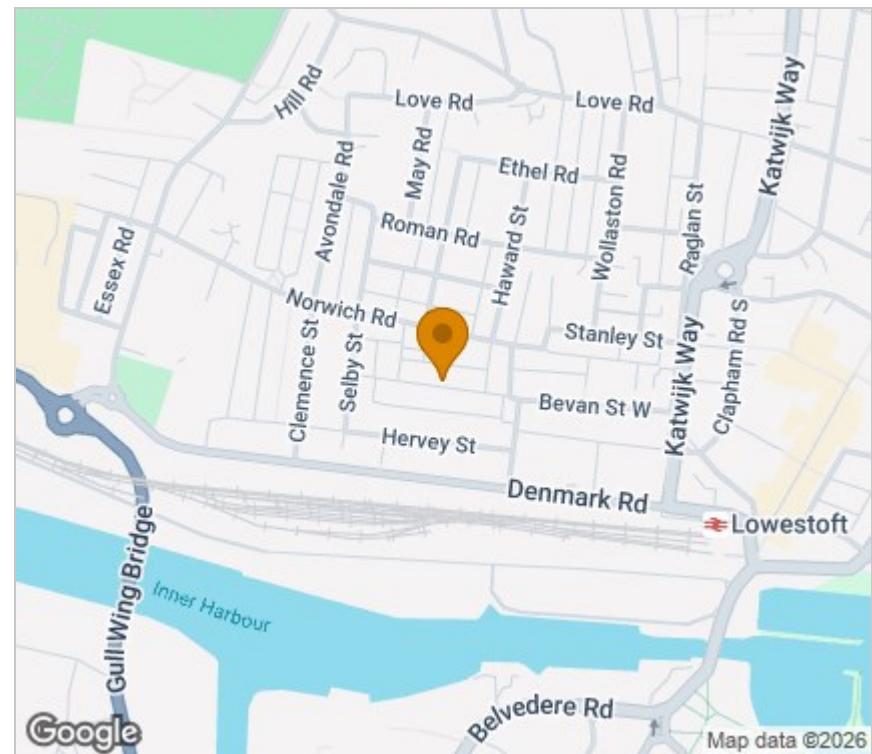
Outside to the front there is an enclosed front garden with footpath leading to front door. To the rear there is a beautifully presented garden with a very private rear aspect, laid to artificial grass with a modern patio seating area, timber and felt summerhouse and 2 sheds, all enclosed by high fencing.



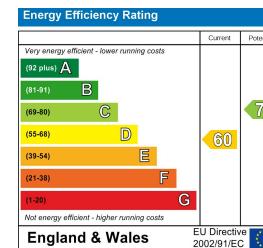
## Floor Plan



## 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.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA