

**Aldreds**  
Estate Agents



209 Lloyds Avenue  
Kessingland, Lowestoft, NR33 7TU  
Asking Price £225,000



## 209 Lloyds Avenue

Kessingland, Lowestoft, NR33 7TU

Aldreds are delighted to offer this exceptionally well-presented three-bedroom semi-detached bungalow, situated in a highly desirable location within Kessingland. Beautifully positioned in the corner of a quiet pedestrian cul-de-sac, the property benefits from off-road parking and a brick-built garage. The versatile and well-proportioned accommodation comprises an entrance porch, a spacious lounge, a fitted kitchen opening into a conservatory, an inner hallway, three bedrooms, and a family bathroom.

Externally, to the rear, there is a generous lawned garden together with a substantial timber and felt workshop, offering excellent additional storage or hobby space. The property is conveniently located within walking distance of local shops and amenities, as well as a bus route providing access to Southwold, Norwich, and Lowestoft. Kessingland beach is also within easy walking distance. Further benefits include gas-fired central heating and uPVC double-glazed windows. Early viewing is strongly recommended to fully appreciate the quality and position of this attractive home. Offered with no onward chain.

### Entrance Porch

Timber effect vinyl flooring, sealed unit double glazed entrance door, large aspect uPVC window.

### Lounge

16'9" x 12'0" (5.12 x 3.67)

Timber effect flooring, uPVC window, radiator, power points, tv point, fireplace with inset cast iron log burner.

### Kitchen

16'4" x 7'10" (4.98 x 2.41)

Timber effect flooring, a range of fitted kitchen units, extended timber work surfaces, built in oven with four burner gas hob, extraction cooker hood, tiled splashbacks, double Butler style sink with single drainer, recess and plumbing for dishwasher.

### Conservatory

6'6" x 10'2" (2 x 3.10)

Timber effect flooring, large aspect uPVC windows, recess and plumbing for dishwasher and washing machine, uPVC door leading out to rear garden.





### Inner Hallway

Timber effect flooring, loft access leading to insulated loft space, full length storage/cloaks cupboard.

### Bedroom 1

13'6" x 12'0" (4.12 x 3.68)

Fitted carpet, uPVC window, radiator, power points.

### Bedroom 2

9'2" x 9'3" (2.81 x 2.83)

Fitted carpet, uPVC window, radiator, power points.

### Bedroom 3

9'2" x 6'11" (2.80 x 2.13)

Timber effect flooring, power points, radiator.

### Family Bathroom

Tile effect vinyl flooring, shower set over a panel bath, pedestal sink, low level WC, fully tiled walls, full length heated towel rail, uPVC window.



### Outside

To the front there is an open plan lawned garden with footpath leading to front door. There is also a brick built en bloc garage with parking space in front. To the rear there is a spacious lawned garden with patio seating area, large timber workshop, all enclosed by high fencing.

### Tenure

Freehold



### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band 'B'

Ref: L2546/02/26

## 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

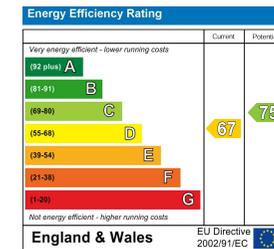
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## Area Map



## Energy Efficiency Graph



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