



Aldreds
Estate Agents

112 Wollaston Road

Lowestoft, NR32 2PF

£140,000



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Aldreds are delighted to offer this larger three separate bedroomed family house situated in this very desirable North Lowestoft location being within walking distance of Lowestoft Town Centre and the award winning Lowestoft beaches. This superb family home offers versatile spacious accommodation including an entrance hall, a lounge with a wide opening leading to a separate dining room, fitted kitchen and ground floor shower room. On the first floor there is a full sized galleried landing and three separate bedrooms. Outside to the rear there is a lawned garden providing ample space for bistro style dining. Benefits also include a gas central heating system fired by a modern energy efficient combination boiler and uPVC double glazed windows and doors. There are also solar panels which will significantly reduce energy bills. Set a very realistic asking price, an early viewing is strongly recommended to see this outstanding family home that requires some basic cosmetic updating.

Entrance Hall

Fitted carpet, radiator, stairs leading to first floor, uPVC entrance door.

Lounge

12'3" x 11'3" (3.75 x 3.45)

Fitted carpet, coved ceiling, uPVC window, power points, radiator, tv point, wide opening leading to:-

Dining Room

11'8" x 12'4" (3.56 x 3.76)

Fitted carpet, coved ceiling, tiled fireplace with open fire, power points, radiator, full length understairs storage cupboard, uPVC window.

Kitchen

8'10" x 7'11" (2.71 x 2.43)

Fitted kitchen flooring, a range of fitted kitchen units, extended work surfaces, recess for white goods including plumbing for a washing machine, stainless steel sink, tiled splashbacks, uPVC window, uPVC door leading to rear garden, power points, radiator.





Shower Room

Fitted bathroom flooring, shower suite comprising of an open plan shower cubicle, low level WC, wall mounted sink, part tiled walls, radiator, uPVC windows, full length storage cupboard, housing the modern energy efficient combination boiler.

Landing

Full size landing creating three separate bedrooms, fitted carpet, coved ceiling, loft access, uPVC window.

Bedroom 1

9'10" x 11'10" (3.02 x 3.62)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 2

10'7" x 11'10" (3.25 x 3.63)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

Bedroom 3

9'1" x 5'8" (2.78 x 1.75)

Fitted carpet, coved ceiling, uPVC window, power points, full length storage cupboard.

Outside

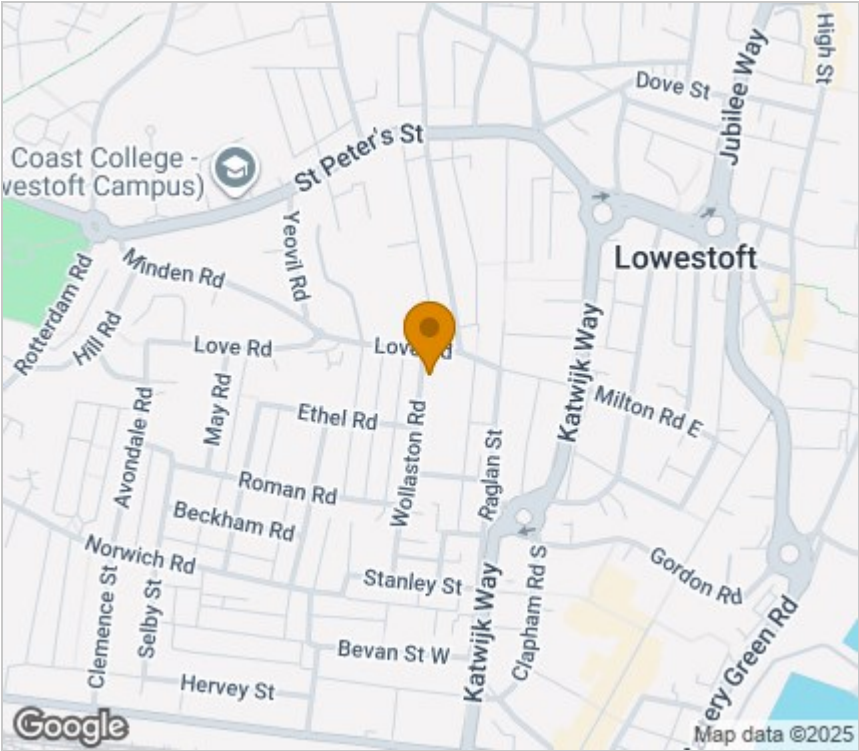
To the front of the property there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a beautifully presented garden which is part laid to lawn with a range of flower and shrub borders, two timber and felt garden sheds, all enclosed by high timber fencing.



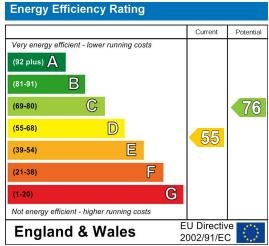
Floor Plan



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.

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