48 Selby Street

, Lowestoft, NR32 2BE

Asking Price £170,000

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Lowestoft, NR32 2BE

Aldreds are delighted to offer this beautifully presented three-bedroom end-terraced family home, ideally situated in a highly convenient North Lowestoft location within easy walking distance of the town centre, beach and railway station. Built to a modern design, the property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a generous lounge, a separate dining room and a contemporary fitted kitchen. Upstairs, a central galleried landing leads to three well-proportioned bedrooms and a modern family shower room. Outside, the enclosed rear patio garden provides a low-maintenance outdoor space, ideal for al fresco dining and entertaining. Beyond the garden, the property benefits from off-road parking and a brick-built garage. Additional features include gas-fired central heating, uPVC double glazing and tasteful, neutral décor throughout, allowing prospective purchasers to move straight in with minimal fuss. Modern homes of this quality and in such a sought-after location rarely come to the market. Offered with no onward chain, this is an excellent opportunity for first-time buyers, families and investors alike. Early viewing is highly recommended.

Wide Entrance Hall

Fitted carpet, stairs leading off to the first floor, radiator, Upvc entrance door.

Lounge

11'8" x 15'9" (3.56 x 4.82)

Fitted carpet, coved ceiling, Upvc bay window, power points, radiator, T.V point, fireplace with living flame fire, timber surround, tiled effect insert and hearth.

Dining Room

10'5" x 7'7" (3.18 x 2.32)

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

Kitchen

7'3" x 10'2" (2.23 x 3.12)

Timber effect vinyl flooring, full range of modern fitted kitchen units with extended work surfaces, tiled splash backs, power points, stainless steel sink with multi functional flexible tap, recess for white goods including plumbing for washing machine, open plan under stair storage area which would be ideal for storage or a pantry, further full length storage recess, Upvc window, Upvc door leading out to rear garden.

First Floor

Central galleried landing with 3 separate bedrooms and a family bathroom leading off, fitted carpet, coved ceiling, loft access leading to insulated loft space, radiator, full length storage cupboard.

Bedroom 1

9'3" x 14'0" (2.82 x 4.27)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point, radiator.

Bedroom 2

9'3" x 9'8" (2.82 x 2.95)

Fitted carpet, radiator, power points, T.V point, Upvc window, double fitted cupboard/wardrobe.

Bedroom 3

10'7" x 6'0" (3.25 x 1.84)

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

Family Shower Room

Tiled effect vinyl flooring, double width shower cubicle with aqua board splash backs, multi functional shower head, pedestal sink, low level W.C, aqua board splash backs, heated towel rail, Upvc window.

Outside To the Front

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

Outside To The Rear

There is an enclosed patio garden with a very private rear aspect, ample space for bistro style dining, further to the rear there is a brick built garage with up and over door, off road parking.

Services

Freehold

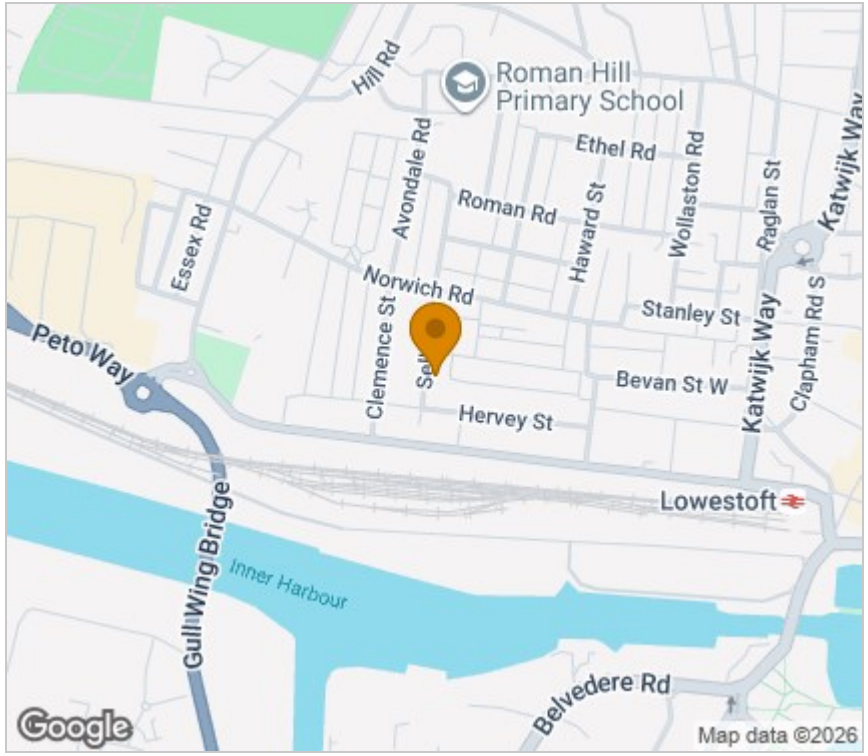
Council Tax Band B

Mains Gas Electric Drains And Water

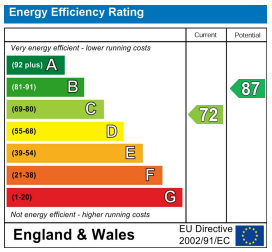
Ref: L2671/08/26

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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