

**Aldreds**  
Estate Agents



161 Spashett Road

Lowestoft, NR32 4ER

Asking Price £280,000



## 161 Spashett Road

Lowestoft, NR32 4ER

Aldreds are delighted to offer this stunning three bedroom detached Warnes built bungalow situated in this very desirable North Lowestoft location within the Crestview Drive development. This spacious property offers versatile accommodation including an impressive long entrance hall, cloakroom, spacious lounge, modern fitted kitchen, uPVC lean to conservatory, three bedrooms and a quality fitted shower room. Outside, the property benefits from a large corner plot which provides a large driveway, for many cars or leisure vehicles, leading to a brick built detached garage. There is also an enclosed private lawned rear garden. This superb home really is presented to an outstanding standard throughout with quality fixtures and fittings and tasteful decoration. Early viewing is strongly recommended.

### Entrance Hall

This impressive entrance hall has a sealed unit entrance door, part tiled and part laminate flooring, radiator, power points, feature sealed unit double glazed doors leading into all rooms.

### Lounge

15'1" x 12'2" (4.6 x 3.71)

Laminate flooring, radiator, power points, tv point, sealed unit double glazed window.

### Kitchen

12'0" x 11'5" (3.68 x 3.48)

Full range of quality fitted white kitchen units, inset sink with draining board, built in electric oven and matching hob, extraction cooker hood, recess for washing machine, recess for all other white goods, tiled flooring, uPVC double glazed windows, radiator, power points, uPVC door leading to a lean to conservatory with large aspect uPVC windows.

### Cloakroom

Low level WC, wall mounted sink, radiator, vinyl flooring, sealed unit double glazed window.





**Bedroom 1**  
12'2" x 12'0" (3.71 x 3.66)

Laminate flooring, uPVC window, radiator, power points.

**Bedroom 2**  
13'1" x 9'1" (3.99 x 2.79)

Laminate flooring, uPVC window, radiator, power points.

**Bedroom 3**  
10'0" x 7'1" (3.05 x 2.16)

Laminate flooring, uPVC window, radiator, power points.

**Shower Room**  
8'0" x 6'5" (2.46 x 1.98)

Ceramic tiled flooring, modern shower suite comprising of a low level WC, vanity unit with hand basin, double width walk in shower, tiled walls, heated towel rail, uPVC window.

**Outside**

To the front of the property there is a large corner plot front garden which provides ample off road parking for a variety of vehicles which is later brickweaved and enclosed by low level brick walls, brick built detached garage with up and over door which provides further enclosed parking. To the rear of the property there is a fully enclosed garden which is partially laid to artificial turf, further to the rear is laid to lawn, a raised decked seating area, a range of raised flower and shrub borders. The rear garden has a private aspect and is all enclosed by brick walls and fencing. Gateway access leading to the front driveway and garage.

**Tenure**  
Freehold

**Services**  
Mains water, electricity, gas and drainage.

**Council Tax**  
East Suffolk. Band 'C'

Ref: L2256/12/24



## Floor Plan



## Viewing

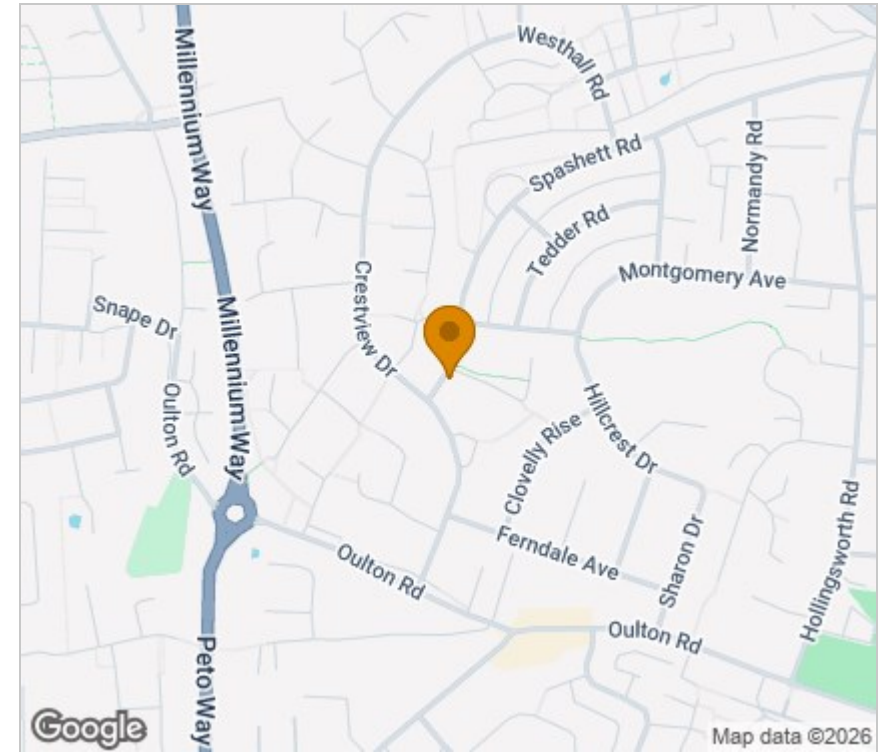
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

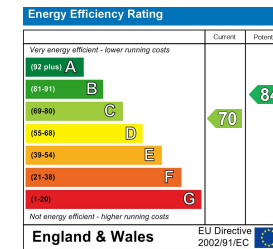
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## Area Map



## Energy Efficiency Graph



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