



22 Diprose Drive  
Lowestoft, NR32 4GB  
Asking Price £200,000



## 22 Diprose Drive

Lowestoft, NR32 4GB

Aldreds are delighted to offer this modern two bedroom end terrace property situated in this very desirable North Lowestoft location on the Parkhill development. This outstanding property offers outstanding accommodation including an entrance hall, ground floor WC, fitted kitchen, open plan lounge/diner leading out to the fully heated conservatory. On the first floor there is a central galleried landing, two double bedrooms and a family bathroom. Outside to the front there is a brickweave driveway providing off road parking and to the side there is a further allocated parking bay providing further off road parking. To the rear there is a beautifully presented sunny rear garden with a very private non-overlooked aspect. Benefits also include gas fired central heating and uPVC double glazed windows. The property would be ideal as a family or first time purchase and an early viewing is strongly recommended.

### Entrance Hall

Laminate flooring, coved ceiling, galleried staircase leading to the first floor, under stairs storage cupboard, power points.

### Cloakroom

Laminate flooring, cloakroom suite comprising of a wall mounted sink, low level WC, radiator, extractor fan.

### Kitchen

**6'9" x 12'1" (2.06 x 3.7)**

Tile effect vinyl flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, recess and plumbing for a washing machine, recess for full length fridge/freezer, built in electric oven, matching four burner gas hob, enclosed extractor cooker hood, uPVC windows, modern energy efficient wall mounted boiler, radiator.

### Lounge/Diner

**12'1" x 13'2" (3.7 x 4.02)**

Fitted carpet, coved ceiling, radiator, power points, tv point, double uPVC doors leading into:-

### Conservatory

**8'4" x 10'0" (2.56 x 3.05)**

Fitted carpet, pitched polycarbonate roof, large aspect uPVC windows, fully heated with a radiator, power points, uPVC door leading out to rear garden.





### Central Galleried Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space, power points.

### Bedroom 1

9'2" x 11'2" (2.81 x 3.42)

Fitted carpet, coved ceiling, power points, uPVC window, radiator, two full length double fitted wardrobes.

### Bedroom 2

9'0" x 11'2" (2.75 x 3.42)

Fitted carpet, coved ceiling, double aspect uPVC windows, radiator, full length storage cupboard, double fitted wardrobe.

### Family Bathroom

Tile effect vinyl flooring, bathroom suite comprising of a pedestal sink, low level WC, shower set over a panel bath, radiator, uPVC window, tiled splashbacks.

### Outside

To the front of the property there is a brickweave driveway providing off road parking, further to the side there are allocated parking spaces providing parking for another two plus cars. To the rear of the property there is a beautifully presented garden laid to ornamental stone with a full range of flower and shrub borders, designated seating area, timber and felt garden shed, enclosed by high brick walls with side gate leading to parking area.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'B'

Ref: L2506/11/25



## Floor Plan



## Viewing

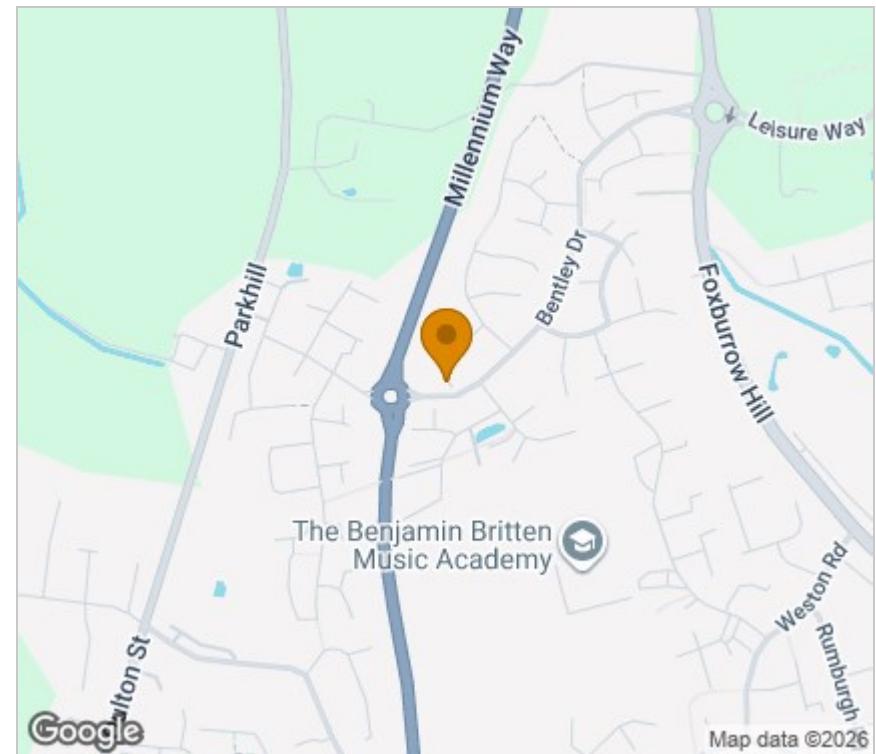
Please contact our Aldreds Lowestoft Office on 01502 565432  
if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

