

**Aldreds**  
Estate Agents



19 Mount Pleasant  
Lowestoft, NR32 4JB

Price Guide £325,000 -£350,000





# 19 Mount Pleasant

Lowestoft, NR32 4JB

PRICE GUIDE £325,000-£350,000 - Aldreds are delighted to offer this very well extended five bedroom semi detached house situated in one of the most desirable postcodes within North Lowestoft. The property presents to an excellent standard throughout with quality fixtures, fittings and tasteful decorations. This outstanding Warnes built family home offers versatile accommodation including an entrance porch, wide entrance hall, a spacious open plan lounge/diner, a further spacious open plan kitchen/dining area and a ground floor bedroom/study with ensuite shower room which would make an ideal annex or office. On the first floor there is a galleried landing, four spacious bedrooms and a family bathroom. Outside to the front there is a wide driveway providing ample off road parking for a variety of cars and leisure vehicles. To the rear there is a beautifully presented large lawned garden with a raised decked seating area with enclosed timber pergola being ideal for locating a hot tub, there is also a timber and felt summerhouse, a further patio seating area, immaculate lawns with a private aspect as it backs onto open woodland. Large properties which have been extended and presented to this high standard in this desirable location rarely become for sale and an early viewing is strongly recommended.

## Entrance Porch

Laminate flooring, sealed unit double glazed entrance door.

## Wide Entrance Hall

Laminate flooring, flat plastered and coved ceiling, radiator, feature galleried staircase leading to first floor, two downstairs storage cupboards.

## Lounge/Diner

12'4" x 24'2" (3.78 x 7.38)

Laminate flooring, flat plastered and coved ceiling, uPVC bay window and a further uPVC window, double patio doors leading out to rear garden, power points, tv point, modern inset wall mounted electric fire, two double radiators.

## Formal Dining Area

17'8" x 6'7" (5.41 x 2.03)

Quality fitted laminate flooring, flat plastered ceiling with inset spotlighting, double aspect uPVC windows, uPVC door leading out to the rear garden, radiator, full length storage cupboard, wide opening leading to:-

## Open Plan Kitchen Area

8'10" x 11'0" (2.7 x 3.37)

Laminate flooring, a full range of recently installed quality fitted kitchen units with extended work surfaces, double eye level electric oven (top oven is multi-functioning as a microwave), four burner ceramic hob, vertical extraction cooker hood, flat plastered ceiling with inset spotlighting, double composite sink with single drainer, uPVC window, recess and plumbing for a washing machine or dishwasher.

## Bedroom 5/Sitting Room

7'9" x 11'1" (2.38 x 3.38)

Laminate flooring, flat plastered ceiling with inset spotlighting, uPVC window, radiator, power points, tv point.

## Ensuite Shower Room

Ceramic tile flooring, modern shower suite comprising of a fully tiled oversized corner shower cubicle, vanity sink unit, low level WC, heated towel rail, uPVC window, flat plastered ceiling, inset spotlighting. (This shower room and bedroom 5 area would make an ideal ground floor annex if required.)

## First Floor - Split Level Landing

Fitted carpet, power points, flat plastered and coved ceiling, loft access leading to insulated loft space, full length storage cupboard, uPVC window.







#### Bedroom 1

10'10" x 11'10" (3.31 x 3.61)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point.

#### Bedroom 2

11'10" x 10'7" (3.63 x 3.23)

Laminate flooring, flat plastered ceiling, uPVC window, power points, full length cupboard/wardrobe, tv point, radiator.

#### Bedroom 3

14'11" x 8'3" (4.55 x 2.53)

Double aspect uPVC windows, radiator, power points, tv point, flat plastered and coved ceiling.

#### Bedroom 4

9'0" x 7'9" (2.76 x 2.38)

Laminate flooring, flat plastered ceiling, spotlighting, uPVC window, radiator, power points.

#### Family Bath/Shower Room

Ceramic tiled flooring, quality fitted shower and bathroom suite comprising of a double width fully tiled shower cubicle, panel bath with shower mixer tap, low level WC, vanity sink unit, full length heated towel, fully tiled walls, flat plastered ceiling, inset spotlighting, extractor fan, uPVC window.



#### Outside

To the front of the property there is a wide driveway providing ample off road parking for a variety of cars or leisure vehicles. Outside to the rear there is a large beautifully presented lawned garden backing onto woodland, modern raised decked seating area, enclosed pergola which would be ideal for housing a hot tub, modern raised patio seating area, timber and felt summerhouse, further to the rear there is a range of timber and felt outbuildings ideal for storage, all enclosed by high fencing with a range of flower and shrub borders. There is a very private rear and side aspect.

#### Tenure

Freehold

#### Services

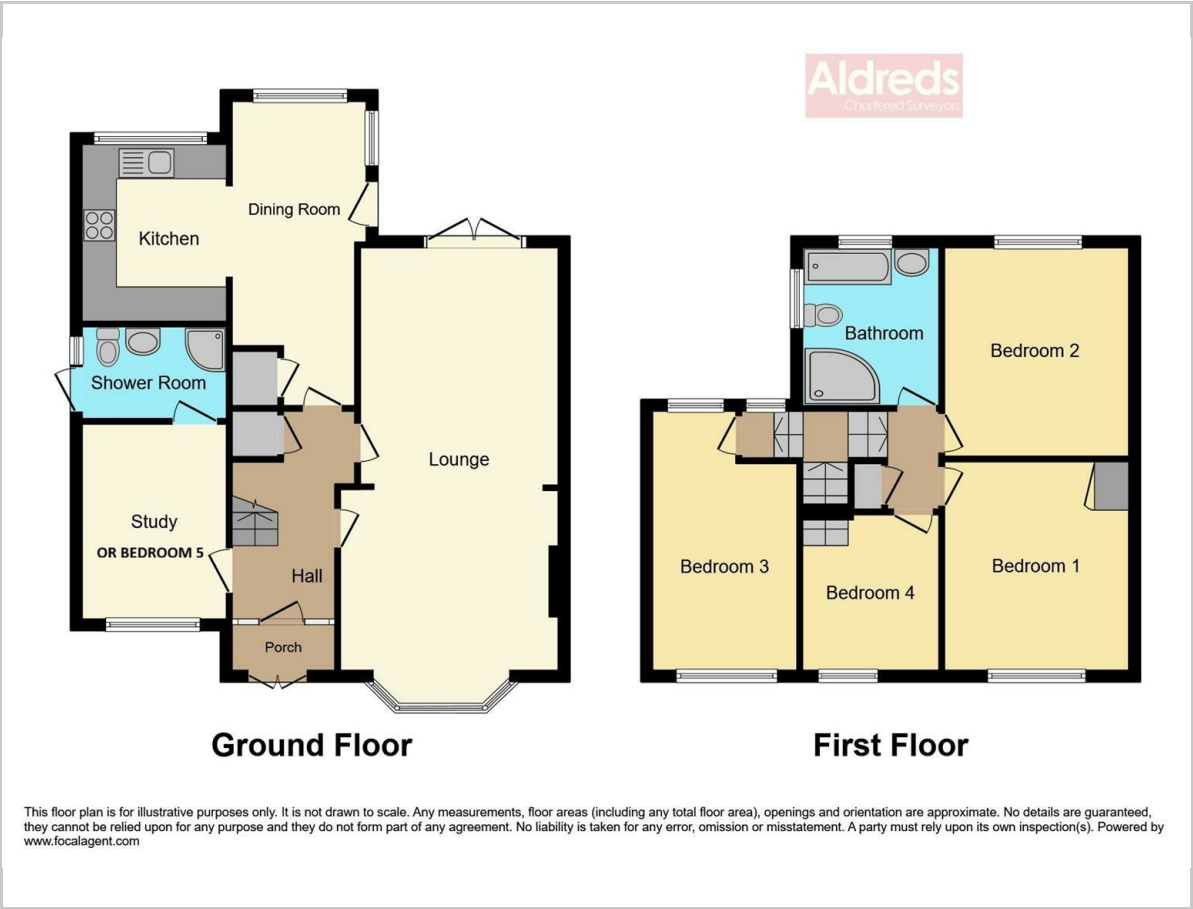
Mains water, electricity, gas, drainage.

#### Council Tax

East Suffolk. Band 'C'

Ref: L2491/10/25

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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143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>  
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA

Area Map



Energy Efficiency Graph

