

Aldreds
Estate Agents



243 Long Road
Lowestoft, NR33 9DF

Offers In The Region Of £475,000



243 Long Road

Lowestoft, NR33 9DF

Aldreds are delighted to offer this recently built four bedroom executive detached home situated in this very desirable South Lowestoft location on the fringe of Pakefield And Carlton Colville This outstanding property really does present to an excellent standard throughout and has been designed with no expense spared. The modern open plan accommodation includes a wide entrance hall with feature galleried staircase, lounge with a wide opening leading to the beautiful kitchen/diner/day room with two sets of double doors leading out to the rear garden. There is a ground floor WC, ground floor bedroom and utility room. On the first floor there is a central landing with three double bedrooms leading off, master with ensuite. All bedrooms have double fitted wardrobes. There is a quality fitted family bathroom with a freestanding bath and separate shower cubicle. The ground floor has quality fitted Karndean flooring with underfloor heating. To the outside of the property there is a large frontage providing off road parking for a range of cars or leisure vehicles and a fully enclosed West facing lawned garden with patio area to the rear. This individually designed property is one to be seen to be fully appreciated. Offers outstanding value for money so early viewing is strongly advised.

Entrance Hall

Karndean flooring, underfloor heating, flat plastered ceiling, composite double glazed entrance door, galleried staircase leading to first floor, power points, wide understairs recess.

Bedroom 4

10'8" x 12'0" (3.27 x 3.68)

Karndean flooring, underfloor heating, flat plastered ceiling, uPVC window, two full length double fitted cupboards.

Cloakroom

Karndean flooring, underfloor heating, uPVC window, cloakroom suite comprising of a wall mounted sink with tiled splashbacks and low level WC, flat plastered ceiling, inset spotlighting.

Open Plan Kitchen/Lounge/Diner:

Lounge Area

18'5" x 18'4" (5.62 x 5.60)

Karndean flooring, underfloor heating, double opening doors leading to entrance hall, flat plastered ceiling with inset spotlighting, double aspect uPVC windows including uPVC patio doors leading to rear garden, power points, tv point, wide opening leading to:-

Kitchen/Diner Area

23'9" x 12'2" (7.24 x 3.73)

Karndean flooring, underfloor heating, a full range of quality fitted white handleless kitchen units, extended work surfaces, inset stainless steel sink, range cooker with double width stainless steel extraction cooker hood, full range integral appliances including fridge, freezer, dishwasher and wine cooler, double aspect uPVC windows including uPVC doors leading to rear garden, ample space for a large family size dining table and chairs, central breakfast bar.





Utility Room

Karndean flooring, a range of matching quality handleless units with extended work surfaces, stainless steel sink with single drainer, recess and plumbing for a washing machine and tumble dryer, extraction cooker hood, flat plastered ceiling, inset spotlighting, uPVC window, uPVC door leading to the side pathway.

Central Landing

Fitted carpet, flat plastered ceiling, inset spotlighting, power points, radiator.

Bedroom 1

14'5" x 16'9" (4.41 x 5.12)

Fitted carpet, flat plastered ceiling, radiator, power points, uPVC window, two fitted full length double wardrobes, door leading to:-

Ensuite

Karndean flooring, full length heated towel rail, inset spotlighting, double fully tiled shower cubicle enclosed by sliding glass screen doors, low level WC, pedestal sink, full length double fitted cupboard housing the hot water tank.

Bedroom 2

15'5" x 16'0" (4.70 x 4.88)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, two double fitted full length wardrobes, power points, tv point.

Bedroom 3

12'1" x 10'8" (3.7 x 3.27)

Fitted carpet, flat plastered ceiling, radiator, uPVC window, power points, two full length double fitted wardrobes, loft access leading to insulated loft space.

Family Bathroom

Karndean flooring, quality fitted bath and shower suite comprising of a freestanding bath, low level WC, vanity sink unit, oversized fitted fully tiled shower cubicle, shaver socket, uPVC window.

Outside

To the front of the property there is a large driveway providing parking for a variety of cars or leisure vehicles which is laid to brickweave, range of ornamental stone and shrub borders. Outside to the rear there is a beautifully presented lawned garden which is West facing, a range of flower and shrub borders, patio seating area, enclosed by high fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band 'D'

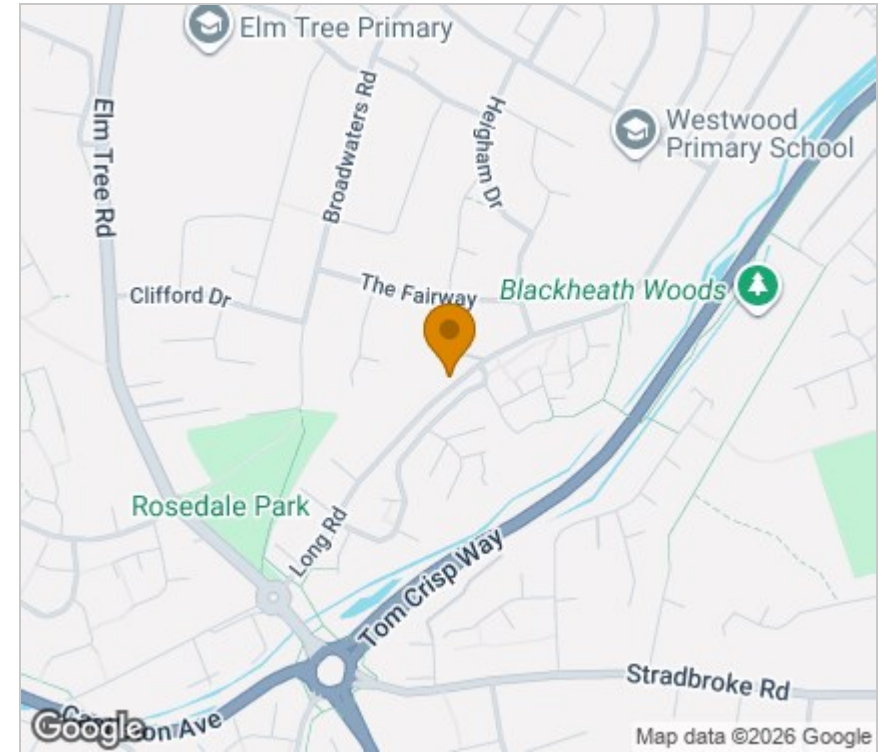
Ref: L2352/05/25



Floor Plan



Area Map



Viewing

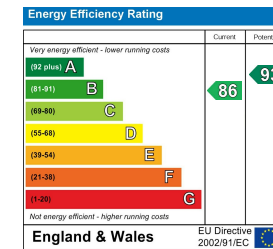
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA