



**Aldreds**  
Estate Agents

5 Lupton Close

Oulton, Lowestoft, NR32 3QS

Offers In Excess Of £200,000



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## 5 Lupton Close

Oulton, Lowestoft, NR32 3QS

Aldreds are delighted to offer this modern three bedroomed, 3 storey mid terraced townhouse situated in this highly desirable location close to local shops and amenities. The accommodation includes entrance hall, lounge/kitchen/diner, cloakroom and then on the first floor there are 2 bedrooms and the family bathroom. On the second floor there is the main bedroom. To the outside front there is parking for 2 cars and to the rear there is an enclosed garden with patio and artificial grass. Early Viewing Advised

### Entrance Hall

Upvc door, stairs leading up to the first floor, radiator.

### Kitchen/Lounge/Diner

22'2" x 12'2" (6.76 x 3.71)

Modern fitted kitchen with wall and base units, large worktop/breakfast bar, stainless steel sink with draining board, built in oven and grill with electric hob, power points, recess and plumbing for washing machine, recess for fridge/freezer, cupboard housing the gas boiler, 2 x radiators, full length under stair storage. patio doors leading to the rear garden.

### Cloakroom

Low level W.C, pedestal sink, radiator, extractor fan.

### First Floor Landing

Fitted carpet.

### Bedroom 2

12'2" x 7'8" (3.73 x 2.36)

Fitted carpet, power points, radiator.

### Bedroom 3

12'2" x 7'8" (3.71 x 2.36)

Fitted carpet, radiator, 2 x windows, power points.

### Family Bathroom

Low level W.C, pedestal sink, panel bath with shower over, heated towel rail, extractor fan.





### Second Floor Landing

Storage cupboard, door leading in to bedroom 1.

### Bedroom 1

15'5" x 8'11" (4.72 x 2.74)

Fitted carpet, 3 x velux windows, access to roof space, power points, radiator.

### Outside

#### Outside To The Front

There is a brick weave drive with parking for 2 cars.

#### Outside To The Rear

There is an enclosed low maintenance garden with decked patio and artificial lawn.

### Tenure

Freehold

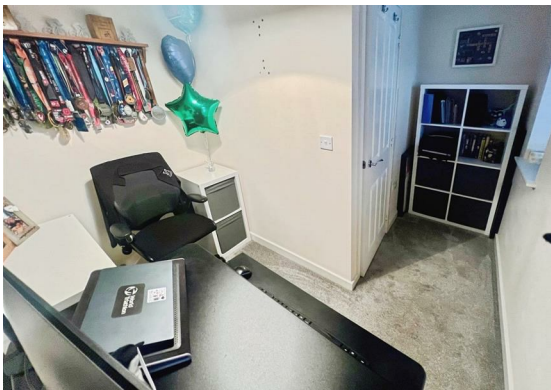
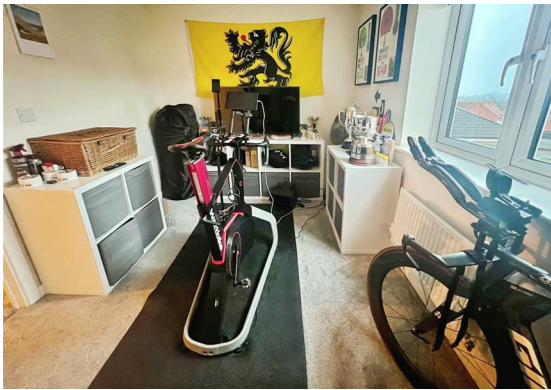
### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'B'

Ref: L2542/02/26



## Floor Plan



## Area Map



## Viewing

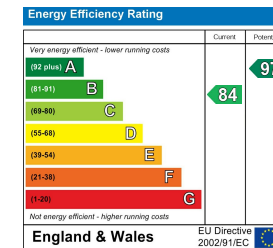
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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