

**Aldreds**  
Estate Agents



2 Lynton Gardens

Lowestoft, NR32 4ES

£190,000





## 2 Lynton Gardens

Lowestoft, NR32 4ES

Aldreds are delighted to offer this beautifully presented and extended two-bedroom modern home, enviably situated in a highly sought-after cul-de-sac in North Lowestoft. Offering spacious and versatile accommodation throughout, this superb property is ideal for first-time buyers, professionals, small families.. The accommodation begins with an entrance porch leading into a welcoming hallway, which opens into a generous lounge. To the rear, a fully fitted kitchen flows seamlessly into the extended garden/dining room, creating an excellent space for everyday living and entertaining while enjoying views over the rear garden. On the first floor, the landing provides access to two well-proportioned double bedrooms and a contemporary family bathroom, complete with both a bath and shower. Outside, the property continues to impress. To the front, a private driveway provides off-road parking for two vehicles or leisure vehicles. The generous rear garden is beautifully maintained, predominantly laid to lawn, and enjoys a high degree of privacy. Beyond the garden is vehicular access to a brick-built garage, providing additional parking or useful storage. Further benefits include gas-fired central heating, uPVC double glazed windows and doors throughout, and an excellent location within easy reach of local amenities, the Norfolk Broads, the beach, and the picturesque Gunton Woodland and Nature Reserve. Homes in this highly desirable cul-de-sac are rarely available, making this an outstanding opportunity. Early viewing is strongly recommended to fully appreciate the accommodation, setting, and lifestyle on offer.

### Entrance Porch

Tiled effect laminate flooring, Upvc entrance door, large aspect Upvc window.

### Entrance Hall

Timber effect vinyl flooring, radiator, stairs leading on to the first floor.

### Lounge

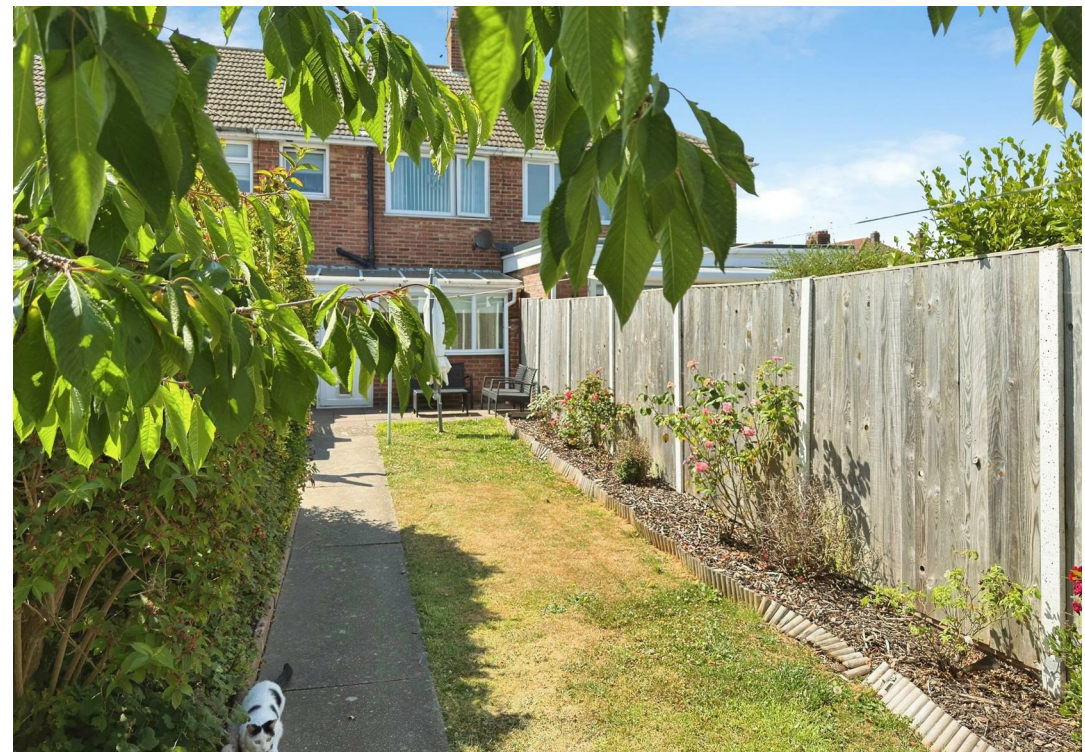
10'11" x 13'11" (3.35 x 4.26)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point, feature fireplace, full length storage cupboard.

### Kitchen

9'0" x 13'5" (2.75 x 4.1)

Timber effect vinyl flooring, range of white fitted kitchen units with extended work surfaces, roll top breakfast bar, recess for white goods including plumbing for washing machine & dishwasher, recess for tumble dryer, space for a full length fridge/freezer, electric cooker point, extraction cooker hood, tiled splash backs, stainless steel sink with single drainer, radiator, wide opening leading to the garden/dining room.







### Garden/Dining Room

5'10" x 13'2" (1.8 x 4.03)

Timber effect vinyl flooring, extended breakfast bar, Upvc window, power points, Upvc door leading out to the rear garden.

### First Floor

Split level landing with fitted carpet, loft access leading to insulated loft space.

### Bedroom 1

11'9" x 13'5" (3.6 x 4.1)

Fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, full length storage cupboard.

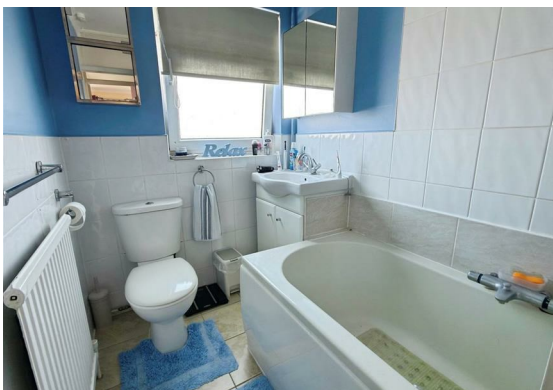
### Bedroom 2

8'0" x 11'5" (2.45 x 3.48)

Fitted carpet, Upvc window, radiator, power points, T.V point.

### Family Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a shower set over a panel bath, vanity sink unit, low level W.C, half tiled walls, Upvc window, radiator, towel rail.



### Outside To The Front

There is a beautifully presented frontage with shrub borders, long stoned and tarmac driveway providing parking for 2 cars or leisure vehicles, concrete footpath leading to the front door which is all enclosed by low level timber fencing.

### Outside To The Rear

There is a beautifully presented lawned garden with a range of flower and shrub borders, metal storage shed, very private rear and side aspect along with a patio seating area, further to the rear there is vehicular access which leads to a brick built garage with up and over door, providing rear enclosed parking if required.



### Services And Tenure

Freehold

Council Tax Band - A

Mains Water Gas Electric And Drains

Ref: L2656/07/26

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

