



Ferncotte Church Road
Lowestoft, NR32 1TJ
Asking Price £275,000



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Aldreds are delighted to offer this period three bedroom semi detached house situated in this much sought after North Lowestoft location being within walking distance of the North Lowestoft beach, local amenities and railway station with direct links to Norwich City Centre. The property is presented to a good standard throughout and has much character with many in-keeping features. The spacious versatile accommodation includes an entrance hall with large storage cupboard, two large reception rooms, a modern fitted kitchen, a substantially built conservatory/garden room and ground floor WC. On the first floor there is a wide central landing with a large storage cupboard, three double bedrooms and a family bathroom. Outside to the front there is a driveway providing off road parking and to the rear there is a large lawned garden with a summerhouse. Features also include open fireplaces, gas fired central heating and Georgian style uPVC windows. Period properties in this desirable location rarely become for sale and an early viewing is strongly recommended to appreciate the substantial family accommodation.

Entrance Hall

Ceramic tiled flooring, coved ceiling, radiator, full length storage cupboard, stairs leading to first floor.

Dining Room

15'6" x 17'3" (4.74 x 5.26)

Fitted carpet, Georgian style uPVC windows, original cast iron fireplace with tiled inset and timber surround, coved ceiling, picture rails, radiator, power points, tv point.

Kitchen

12'2" x 9'10" (3.73 x 3.01)

Ceramic tiled flooring, a range of modern fitted kitchen units with extended work surfaces, ceramic Butler style double sink with draining board, Range cooker space with double width extraction cooker hood, recess for white goods including plumbing for a dishwasher, tiled splashbacks, Georgian style uPVC window, power points.

Lounge

15'9" x 17'7" (max) (4.81 x 5.38 (max))

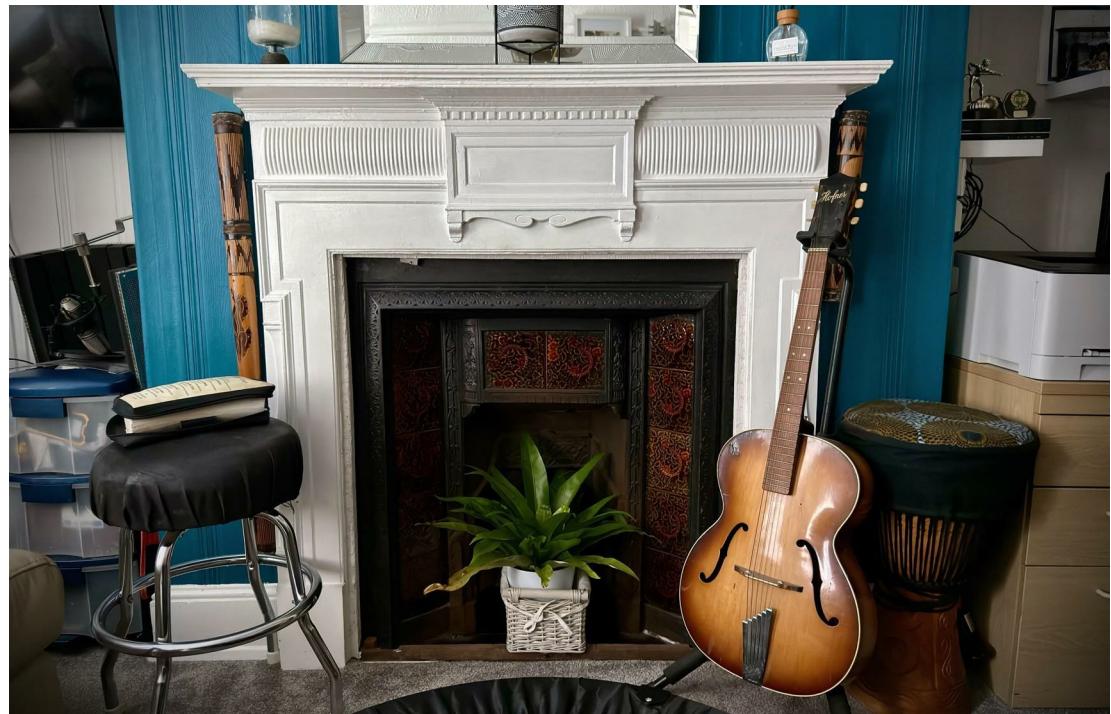
Fitted carpet, coved ceiling, timber fireplace with tiled hearth (chimney in situ if open fire is required), radiator, power points, tv point, large aspect windows, glazed door leading to:-

Conservatory

14'10" x 15'1" (4.53 x 4.60)

Ceramic tiled flooring, pitched polycarbonate roof, large aspect uPVC double glazed windows, double patio style doors leading out to rear garden, fully heated with radiators and power points, sectioned area which is currently used as a utility space with plumbing for a washing machine and recess for a dishwasher.





Ground Floor WC

Ceramic tiled flooring, cloakroom suite comprising of a low level WC, wall mounted sink, part tiled walls.

Central Landing

Fitted carpet, uPVC window, radiator, power points, loft access leading to an insulated loft space.

Bedroom 1

12'0" x 17'0" (3.67 x 5.2)

Fitted carpet, coved ceiling, picture rails, original cast iron fireplace with surround and tiled inset, Georgian style uPVC window, radiator, power points.

Bedroom 2

12'4" x 16'9" (3.78 x 5.13)

Fitted carpet, uPVC window, radiator, power points, tv point.

Bedroom 3

12'1" x 10'5" (3.7 x 3.2)

Fitted carpet, coved ceiling, picture rails, Georgian style uPVC window, radiator, power points, original cast iron fireplace, tv point.

Family Bathroom

Tile effect vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, fully tiled walls, full length heated towel rail, uPVC window, inset spotighting.

Outside

To the front of the property there is a driveway providing off road parking with footpath leading to front door. Outside to the rear there is a large lawned garden with two designated patio seating areas, full range of flower and shrub borders, substantially built summerhouse, fully enclosed by high walls and fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

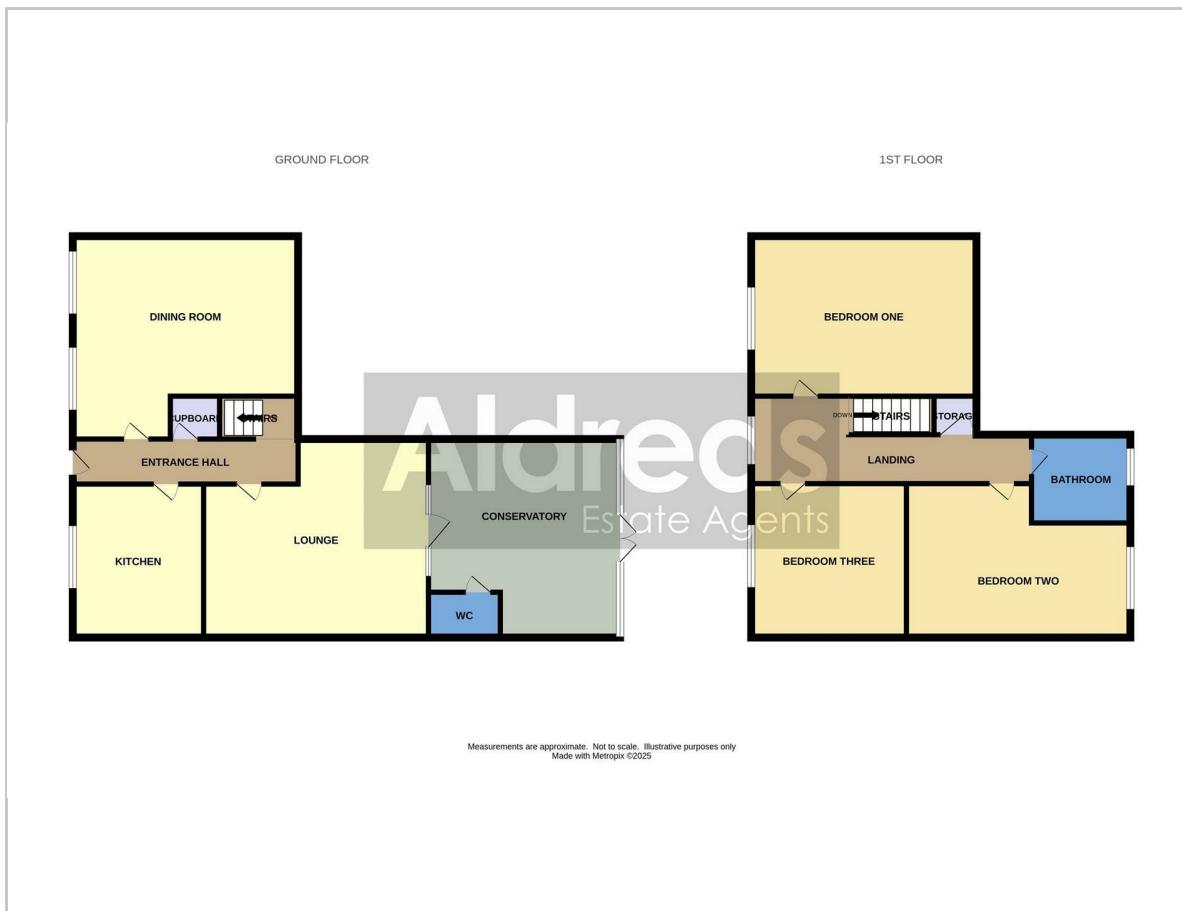
Council Tax

East Suffolk. Band 'C'

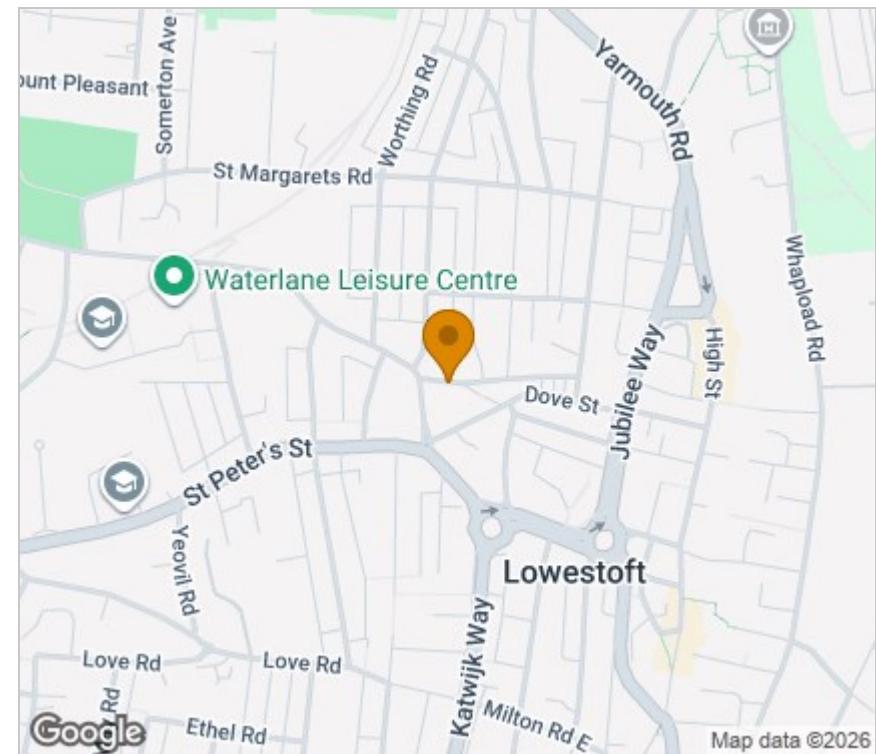
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Floor Plan



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

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	