



Aldreds
Estate Agents



99 Worthing Road

North Lowestoft, Lowestoft, NR32 4HB

Asking Price £190,000



Aldreds are delighted to offer this impressive three-bedroom bay-fronted character home, occupying a highly desirable position in North Lowestoft, just a short walk from Sparrows Nest Park and the stunning North Lowestoft beach. Beautifully presented throughout, the property has been sympathetically modernised while retaining an abundance of original period features, including attractive cast iron fireplaces, creating a wonderful blend of character and contemporary comfort. The spacious accommodation comprises a welcoming entrance hall with a striking galleried staircase, a generous open-plan lounge/dining room, a well-appointed fitted kitchen, a convenient ground floor WC, and a family bathroom. Upstairs, a central galleried landing provides access to three well-proportioned double bedrooms. Further benefits include gas-fired central heating, sash-style uPVC double glazing, and an excellent location close to local amenities, schools, and the seafront. Competitively priced and offering a fantastic opportunity to acquire a charming family home in one of North Lowestoft's most sought-after locations, early viewing is highly recommended.



Long Entrance Hall

Stripped floorboards, stained glass entrance door, radiator, galleried staircase leading to first floor, under stair storage, door leading to rear garden.

Open Plan Lounge/Diner 12'5" x 26'7" (3.79 x 8.11)

Fitted carpet, Upvc bay window, power points, T.V point, radiator, cast iron fireplace, ample space for family dining table and chairs.

Kitchen 11'9" x 9'3" (3.59 x 2.84)

Ceramic tiled flooring, full range of modern fitted kitchen units , roll top work surfaces, tiled splash backs, range gas cooker, stainless steel splash back, extraction cooker hood included in the asking price, recess for white goods including plumbing for washing machine, ceramic butler style sink, Upvc window, radiator, integral appliances including fridge/freezer and dishwasher.

Rear Lobby

Ceramic tiled flooring, Upvc window, full length storage cupboard.

Family Bathroom

Ceramic tiled flooring, shower set over a p-shaped bath, wall mounted sink, tiled splash backs, radiator, Upvc window, spot lighting.

Separate W.C

Ceramic tiled flooring, low level W.C, Upvc window, radiator, spot lighting.

First Floor

Full sized Central Galleried Landing

Stripped floor boarding, Upvc window, loft access leading in to insulated loft space.

Bedroom1 12'9" x 12'5" (3.90 x 3.79)

Stripped floor boarding, cast iron fireplace, T.V point, power points, Upvc window, radiator.

Bedroom 2 9'4" x 12'2" (2.87 x 3.72)

Stripped floor boarding, radiator, power points, original cast iron fireplace, upvc window.

Bedroom 3 10'6" x 9'0" (3.22 x 2.75)

Fitted carpet, radiator, power points, Upvc window.

Outside To The Front

There is an enclosed front garden with a footpath to front door.

Outside To The Rear

There is a beautifully presented west facing garden with raised timber decked seating area, timber and felt garden shed/workshop, ample space for outside dining table and chairs, pedestrian rear access, garden is none overlooked to the rear backing on to the former railway lines.

Tenure And Services

Freehold

Council Tax Band A

Mains Water And Drainage

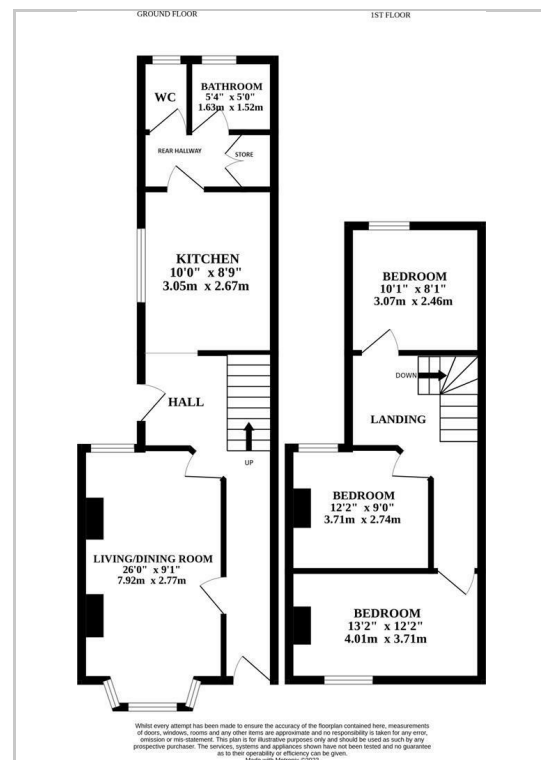
Mains Electricity And Gas

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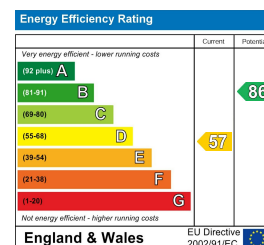
Area Map



Floor Plans



Energy Efficiency Graph



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