Aldreds
Estate Agents

4 Wentworth Way

Lowestoft, NR33 9JJ

Asking Price £170,000

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Aldreds are delighted to offer this modern 2 bedroomed property situated in this very desirable South Lowestoft location being within walking distance of local amenities and Pakefield beach. The property is presented to a good standard throughout with tasteful neutral decorations and quality fitted floor coverings. The spacious accommodation includes lounge, kitchen/breakfast room, additional fully heated garden room. To the first floor there is a central landing, 2 double bedrooms and family bathroom. The property benefits from gas fired central heating and Upvc double glazing. To the outside there is a beautifully presented enclosed west facing rear garden and further to the rear there is a brick built garage and allocated parking space. Set at a very realistic asking price being ideal as a family home or first time purchase. Early viewing is strongly recommended. No onward chain.

Entrance Porch

Ceramic tiled flooring, Upvc entrance door, full length storage cupboard.

Lounge

12'7" x 15'10" (3.85 x 4.83)

Quality fitted laminate flooring, coved ceiling, Upvc window, radiator, T.V point, power points, modern timber fireplace with inset living flame electric fire, galleried staircase leading off to the first floor.

Kitchen/Breakfast Room

7'11" x 12'7" (2.43 x 3.84)

Timber effect vinyl flooring, full range of solid timber kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, roll top breakfast bar, poly carbonate sink with single drainer, power points, door leading in to the garden room.

Garden Room

8'7" x 13'2" (2.64 x 4.02)

Timber effect vinyl flooring, power points, radiator, large aspect Upvc windows with Upvc patio doors leading in to the rear garden.

First Floor

Central galleried landing, fitted carpet, radiator, power points.

Bedroom 1

8'4" x 13'0" (2.55 x 3.98)

Fitted carpet, coved ceiling, radiator, Upvc window, power points.

Bedroom 2

7'11" x 12'6" (2.43 x 3.83)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point, full length cupboard housing the modern energy efficient combination boiler, further full length storage cupboard/wardrobe.

Family Bathroom

Fitted vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, radiator, fully tiled walls, extractor fan.

Outside

Outside To the Front

There is an open plan front garden with footpath leading to front door.

Outside To The Rear

There is a beautifully presented low maintenance west facing garden which provides ample space for bistro style dining and is all enclosed by high timber fencing and further to the rear there is allocated parking space and a brick built pitched roof garage with up and over door.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

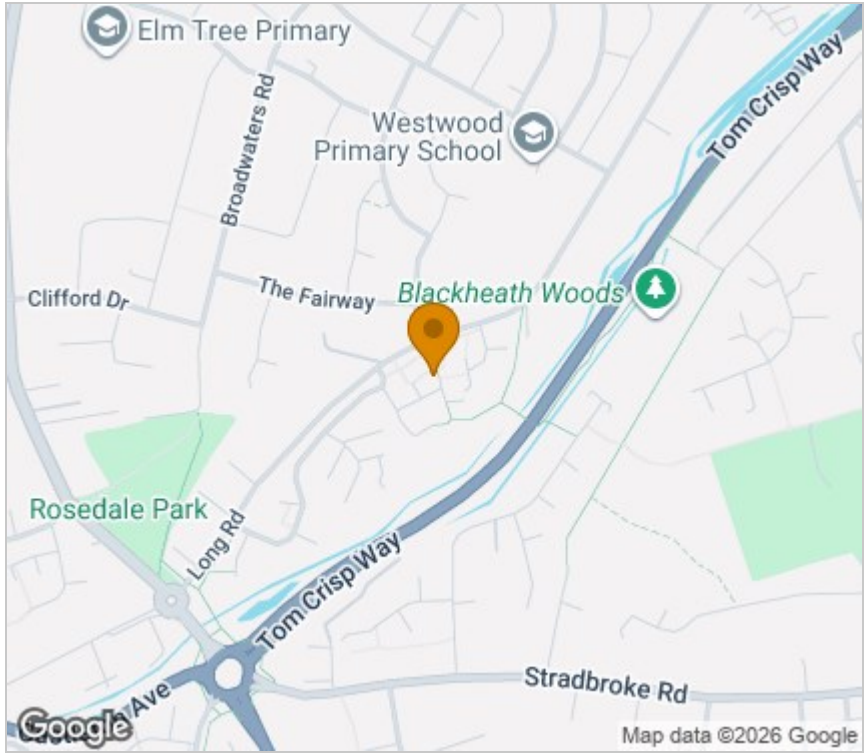
Council Tax

East Suffolk. Band 'A'

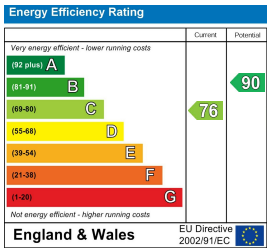
Ref: L2465/09/25

Floor Plan

Area Map



Energy Efficiency Graph



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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