

**Aldreds**  
Estate Agents



2 The Leas

Park Meadows, Lowestoft, NR32 4XA

Price Guide £325,000





## 2 The Leas

Park Meadows, Lowestoft, NR32 4XA

Price guide £325,000 - £330,000. Aldreds are delighted to offer this quality Badger built four bedroom detached home situated in this very desirable Park Meadows location within North Lowestoft. This outstanding family home offers versatile spacious accommodation including a wide entrance hall with feature galleried staircase, ground floor WC, spacious lounge with double doors leading into a formal dining room and fitted kitchen. On the first floor there is wide central galleried landing, four separate bedrooms, ensuite to master bedroom and a family bathroom. Outside to the front there is a long driveway providing ample off road parking leading to a detached brick built garage. To the rear there is a beautiful private lawned garden with a range of flower and shrub borders along with a raised decked seating area. Benefits also include gas fired central heating and uPVC windows. The property is within walking distance of local amenities including a major supermarket and Gunton Woods/Nature Reserve. Four bedroom detached homes in this very desirable Park Meadows location rarely become for sale and an early viewing is strongly recommended.

### Wide Entrance Hall

Fitted carpet, coved ceiling, sealed unit double glazed entrance door, galleried staircase leading to first floor, power points, telephone point, radiator.

### Cloakroom

Vinyl flooring, modern cloakroom suite comprising of a low level WC, wall mounted sink, radiator, tiled splashbacks, uPVC window.

### Lounge

11'10" x 18'1" (3.62 x 5.53)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point, feature brick fireplace with tiled hearth with inset living flame electric fire, double doors leading to:-

### Dining Room

10'7" x 11'3" (3.25 x 3.45)

Fitted carpet, coved ceiling, radiator, power points, double patio doors leading out to the rear garden.

### Kitchen

9'8" x 14'6" (2.95 x 4.43)

Ceramic tiled flooring, a range of quality fitted kitchen units with extended work surfaces, recess for white goods including plumbing for a washing machine, stainless steel electric oven with matching four burner gas hob, stainless steel extraction cooker hood, tiled splashbacks, stainless steel sink with single drainer, wall mounted modern energy efficient boiler, uPVC window, radiator, sealed unit double glazed door leading to rear garden, full length walk in cupboard/pantry.

### Central Galleried Landing

Fitted carpet, coved ceiling, radiator, power points, double width airing cupboard, uPVC window.

### Master Bedroom

11'9" x 11'10" (3.6 x 3.61)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, a range of fitted wardrobes.







### Ensuite Shower Room

Timber effect vinyl flooring, a modern shower suite comprising of a low level WC, pedestal sink, fully tiled shower cubicle, radiator, shavers socket, uPVC window, extractor fan.

### Bedroom 2

8'8" x 11'4" (2.66 x 3.46)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, a range of fitted wardrobes.

### Bedroom 3

8'2" x 7'8" (2.5 x 2.35)

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

### Bedroom 4

8'11" x 7'9" (2.72 x 2.37)

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

### Family Bathroom

Vinyl flooring, modern white bathroom suite comprising of a panel bath with shower mixer tap, low level WC, pedestal sink with tiled splashbacks, uPVC window, extractor fan, radiator.



### Outside

To the front of the property there is an open plan front garden with flower borders, driveway providing ample off road parking leading to a detached pitched roof garage with power points and lighting. Outside to the rear there is a beautifully presented lawned garden with a full range of flower and shrub borders, timber and felt shed/summerhouse, raised timber decking providing outside bistro style dining area, all enclosed by curved brick walls and high fencing, gateway leading to front driveway.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'D'

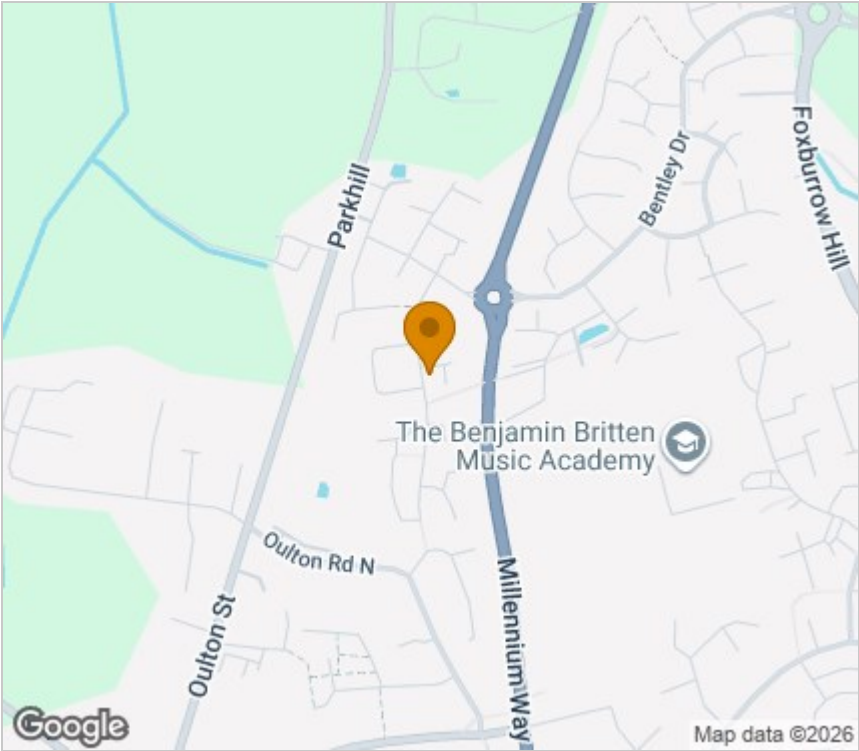
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Floor Plan



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.

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Energy Efficiency Graph

