

Aldreds
Estate Agents



51 Somerleyton Road

Oulton Broad, Lowestoft, NR32 4RB

Asking Price £280,000



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Aldreds are delighted to offer this 3 bedroomed 1930's semi detached property situated in this very desirable Somerleyton Road location. This superb family home is presented to an outstanding standard throughout with the advantage of a rear extended garden room. To the front the driveway provides parking for up to 4+ cars with approximately 100ft of lawned gardens to the rear with a very private rear and side aspect. The versatile family accommodation includes a wide entrance hall with feature galleried staircase, spacious lounge, dining room which leads to an open plan garden room, modern fitted kitchen. To the first floor there is a central galleried landing, 3 separate bedrooms and a modern family bathroom with bath and shower cubicle. There are also the advantages of gas fired central heating and Upvc double glazing. Properties presented to this high standard in this very desirable location rarely become for sale and an early viewing is strongly recommended.

Wide Entrance Hall

Solid Wood Flooring, Victorian style radiator, uPVC window, uPVC entrance door, galleried staircase leading to first floor

Lounge

13'5" x 13'0" (4.11 x 3.98)

Fitted carpet, flat plastered and coved ceiling, uPVC bay window, Victorian style fireplace, cast iron feature fireplace with timber surround, tv point, power points, door leading to:-

Dining Room

13'4" x 11'7" (4.07 x 3.54)

Solid timber flooring, flat plastered and coved ceiling, Victorian style radiator, feature fireplace, power points, tv point, wide opening leading to:-

Open Plan Garden Room

11'9" x 9'10" (3.6 x 3.01)

Solid timber flooring, polycarbonate roof, large aspect uPVC windows, radiator, power points, double patio doors leading to rear garden.





Kitchen

8'0" x 12'11" (2.45 x 3.96)

Ceramic tiled flooring, a full range of modern fitted kitchen units with extended work surfaces, Butler style ceramic sink, recess for all white goods including plumbing for washing machine, power points, full length walk-in cupboard housing the modern energy efficient combination boiler, flat plastered ceiling, inset spotlighting, uPVC door leading to rear garden.

Central Galleried Landing

Fitted carpet, flat plastered ceiling, uPVC window, Victorian style radiator, loft access leading to insulated loft space.

Bedroom 1

12'1" x 11'6" (3.7 x 3.52)

Fitted carpet, flat plastered ceiling, uPVC window, Victorian style radiator, power points.

Bedroom 2

12'0" x 13'1" (3.66 x 3.99)

Fitted carpet, flat plastered ceiling, uPVC window, Victorian style radiator, power points, feature fireplace.

Bedroom 3

7,9 x 7,5 (2.13m,2.74m x 2.13m,1.52m)

Fitted Carpet, Radiator, Upvc Window

Family Bathroom

Timber effect vinyl flooring, quality fitted bathroom suite with separate shower cubicle including a freestanding bath, pedestal sink, low level WC, Victorian style radiator with towel rail, double width fully tiled walk-in shower cubicle, inset spotlighting, extractor fan, shavers socket, tiled splashbacks, uPVC window.

Outside

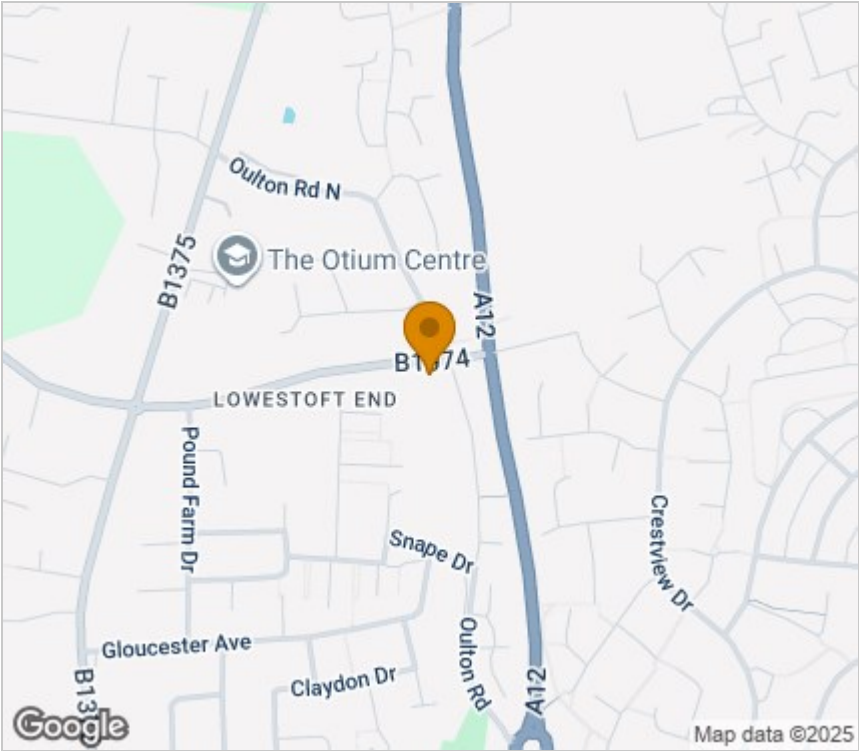
To the front of the property there is a large driveway providing off road parking for four plus cars which is laid to stone enclosed by high shrubs and low level timber fencing. To the rear there is a beautifully presented. 100ft (Approx) lawned garden with a range of flower and shrub borders, patio and stoned seating area, a very private rear and side aspect, all enclosed by high timber fencing.



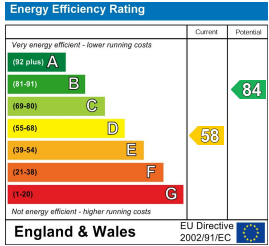
Floor Plan



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.

Disclaimer
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