



**Aldreds**  
Estate Agents

45 Somerleyton Road  
, Lowestoft, NR32 4RB

Asking Price £270,000





## 45 Somerleyton Road

Lowestoft, NR32 4RB

Nestled on the charming Somerleyton Road in Lowestoft, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and classic appeal. Built in the 1930s, the property has been thoughtfully updated to meet contemporary standards while retaining its original character.

The heart of the home is the spacious open-plan lounge and dining area, which has been recently completed in September 2024. This inviting space features recently laid laminate flooring that adds a touch of elegance, complemented by fitted shutter blinds in the bay window, allowing for both privacy and natural light. It is an ideal setting for family gatherings or entertaining friends.

The property boasts an extensive plot providing a larger than average rear garden that is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The outdoor space offers endless possibilities for those with a green thumb or for families looking to create their own private oasis.

In addition to the generous living space, the property includes a driveway with ample space for a minimum of four vehicles, ensuring convenience for residents and guests alike. For those who require additional storage or workspace, there is a garage and workshop located at the rear of the property, making it a practical choice for hobbyists or those in need of extra storage.

### Entrance Hall

Single glazed decorative windows and door to front aspect, wood effect laminate flooring, radiator, raised cupboard housing fuse box and electric meter, understairs storage space, Worcester combination boiler.

### Lounge/Diner

26'6" x 17'0" (max) (8.1m x 5.2 (max))

Wood effect laminate flooring, uPVC double glazed bay window to front aspect with fitted shutter blinds, uPVC double glazed windows to rear and side aspects, three radiators.

### Kitchen

9'2" x 7'10" (2.8m x 2.4)

Tiled flooring, base and wall mounted kitchen units with wood effect laminate worktops, built in oven, induction hob, splashback, extractor fan, dishwasher, uPVC double glazed window to side aspects, uPVC double glazed door to rear garden, opening leading to:-

### Utility Room

10'2" x 7'10" (3.1m x 2.4m)

Tiled flooring, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear aspect, raised uPVC double glazed windows to side aspect, wall mounted units, radiator.

### Cloakroom

2'3" x 4'11" (0.7m x 1.5m)

Tiled flooring, low level WC, uPVC double glazed window to side aspect, radiator.







### Landing

Fitted carpet, uPVC double glazed window to side aspect, fixed wooden stair gate, radiator.

### Bedroom 1

12'5" x 9'2" (3.8m x 2.8m)

Fitted carpet, built in wardrobe and chest of drawers, uPVC double glazed window to rear aspect, radiator.

### Bedroom 2

10'9" x 9'2" (3.3m x 2.8)

Fitted carpet, uPVC double glazed window to front aspect, radiator.

### Bedroom 3

6'6" x 7'2" (2.0m x 2.2m)

Fitted carpet, uPVC double glazed window to front aspect, radiator.

### Bathroom

6'6" x 7'6" (2.0m x 2.3m)

Tiled flooring, white suite comprising of low level WC, hand basin, bath with shower over and glass shower screen, heated towel rail, uPVC double aspect window to rear aspect, loft access with loft ladder.

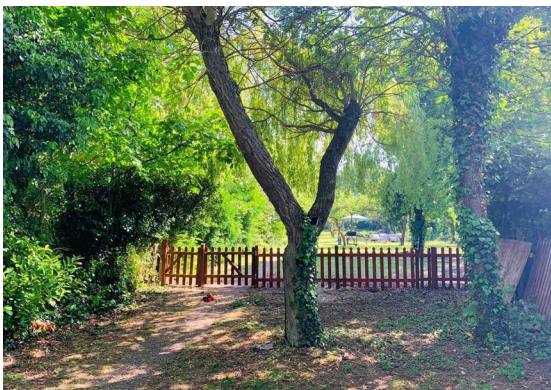


### Outside To Front

Concrete driveway from front around to rear, additional gravel driveway space. Storm porch with concrete floor. Hedge boundary to front.

### Outside To Rear

Timber farm gate around the side leading to rear courtyard. Concrete floor in courtyard, access to garage with up and over door and electrics and separate workshop, access around to side/rear door. Lawn area with hedge boundaries, concrete path leading to short timber fence with gate. Large double width lawn area, timber shed with electric, hedge row boundaries to the side, timber fence boundary to the rear with timber summer house/bar.



### Agents Note

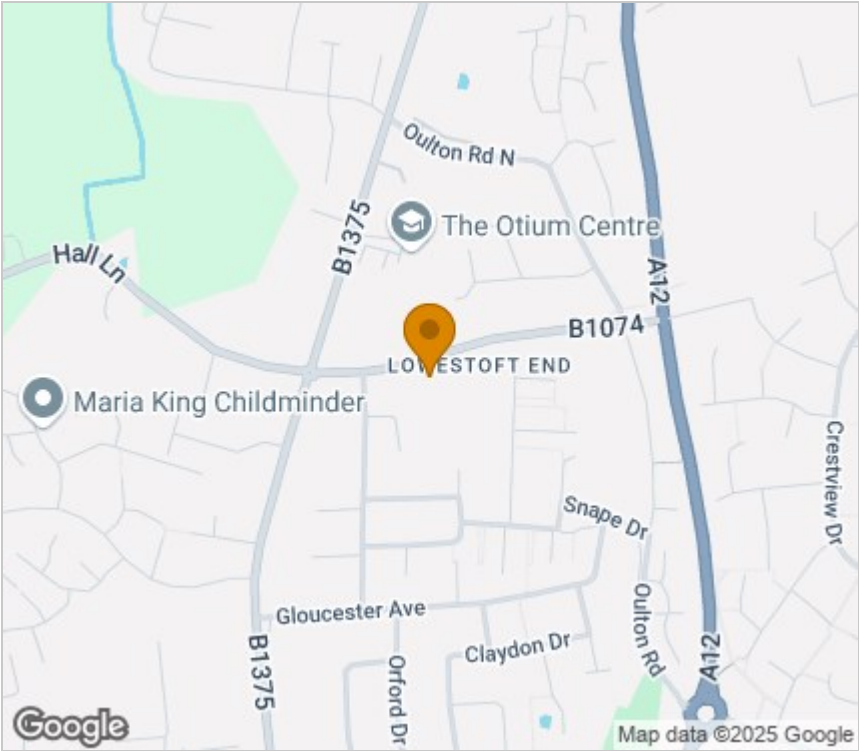
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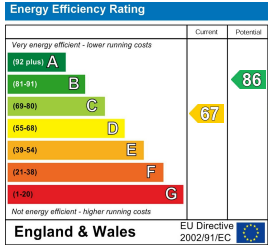
Floor Plan



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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