

**Aldreds**  
Estate Agents



36 Minden Road

Lowestoft, NR32 2NS

Price Guide £200,000



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## 36 Minden Road

Lowestoft, NR32 2NS

Price guide £200,000-£220,000. Aldreds are delighted to offer this beautiful three bedroom semi detached house situated in this very convenient North Lowestoft location. This family home is presented to a good standard throughout with tasteful neutral decorations and modern fitted floor coverings. The living accommodation includes a wide entrance hall, spacious open plan lounge/diner, spacious kitchen with separate utility room, rear lobby and ground floor WC. On the first floor there is a central galleried landing, three separate bedrooms and a modern family bathroom. Outside to the front there is a driveway providing parking for up to three cars. To the rear there is a beautifully presented South facing lawned garden. Benefits also include the majority of windows being uPVC sealed unit double glazed and a gas central heating system fired by a modern energy efficient combination boiler. Within walking distance there is the town centre, railway station and Lowestoft beaches. All in all, a fantastic three bedroom semi detached family home offering outstanding value for money and an early viewing is strongly recommended.

### Entrance Hall

Fitted carpet, radiator, sealed unit double glazed entrance door, full length walk-in downstairs storage cupboard.

### Lounge/Diner

12'2" x 17'0" (3.73 x 5.20)

Fitted carpet, picture rails, double aspect uPVC windows, modern fireplace with inset living flame electric fire, power points, tv point, radiators, ample space for family size dining table and chairs.

### Kitchen

11'3" x 9'4" (3.44 x 2.86)

Fitted kitchen flooring, a range of solid timber kitchen units, extended work surfaces, tiled splashbacks, polycarbonate sink with single drainer, electric cooker point, enclosed extraction cooker hood, power points, radiator, uPVC window overlooking rear garden.

### Utility Room

Fitted flooring, extended work surfaces, recess for white goods, plumbing for washing machine.

### Rear Lobby

Fitted carpet tiles, uPVC door leading to rear garden, full length walk-in storage cupboard.

### Cloakroom/Ground Floor WC

Fitted flooring, low level WC, radiator.

### Central Galleried Landing

Radiator, fitted carpet, power points, uPVC window, full length walk-in storage cupboard housing the modern energy efficient combination boiler.





### Bedroom 1

10'10" x 9'8" (3.32 x 2.96)

Fitted carpet, radiator, power points, tv point, uPVC window, original cast iron fireplace.

### Bedroom 2

10'11" x 8'10" (3.35 x 2.7)

Fitted carpet, radiator, power points, original fireplace, uPVC window.

### Bedroom 3

10'0" x 5'8" (3.05 x 1.74)

Fitted carpet, uPVC window, radiator, power points.

### Family Bathroom

Fitted bathroom flooring, modern white bath and shower suite comprising of a shower set over a panel bath, low level WC, vanity sink unit, radiator, fully tiled walls, uPVC window.

### Outside

To the front of the property there is a driveway providing parking for up to three cars. Outside to the rear there is a beautifully presented South facing lawned garden, a range of flower and shrub borders, stoned footpath, timber and felt garden shed, all enclosed by high fencing.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'A'

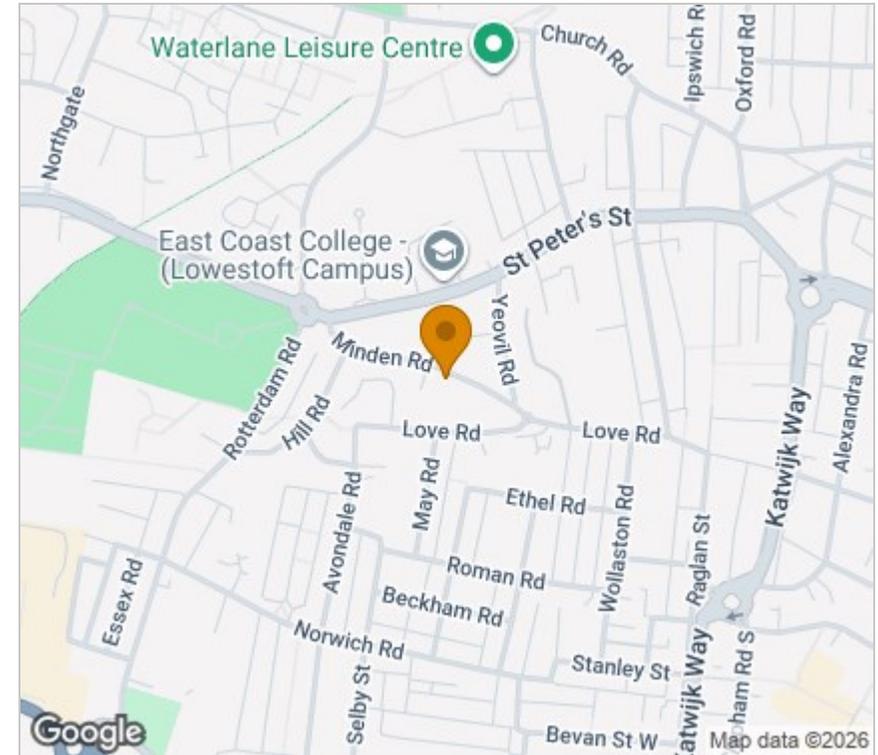
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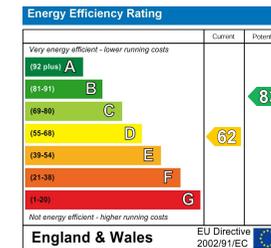
## Floor Plan



## 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.

### Disclaimer

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