

Aldreds
Estate Agents



Ferncotte Church Road

Lowestoft, NR32 1TJ

Asking Price £275,000



Ferncotte Church Road

Lowestoft, NR32 1TJ

Aldreds are delighted to offer this period three bedroom semi detached house situated in this much sought after North Lowestoft location being within walking distance of the North Lowestoft beach, local amenities and railway station with direct links to Norwich City Centre. The property is presented to a good standard throughout and has much character with many in-keeping features. The spacious versatile accommodation includes an entrance hall with large storage cupboard, two large reception rooms, a modern fitted kitchen, a substantially built conservatory/garden room and ground floor WC. On the first floor there is a wide central landing with a large storage cupboard, three double bedrooms and a family bathroom. Outside to the front there is a driveway providing off road parking and to the rear there is a large lawned garden with a summerhouse. Features also include open fireplaces, gas fired central heating and Georgian style uPVC windows. Period properties in this desirable location rarely become for sale and an early viewing is strongly recommended to appreciate the substantial family accommodation.

Entrance Hall

Ceramic tiled flooring, coved ceiling, radiator, full length storage cupboard, stairs leading to first floor.

Dining Room

15'6" x 17'3" (4.74 x 5.26)

Fitted carpet, Georgian style uPVC windows, original cast iron fireplace with tiled inset and timber surround, coved ceiling, picture rails, radiator, power points, tv point.

Kitchen

12'2" x 9'10" (3.73 x 3.01)

Ceramic tiled flooring, a range of modern fitted kitchen units with extended work surfaces, ceramic Butler style double sink with draining board, Range cooker space with double width extraction cooker hood, recess for white goods including plumbing for a dishwasher, tiled splashbacks, Georgian style uPVC window, power points.

Lounge

15'9" x 17'7" (max) (4.81 x 5.38 (max))

Fitted carpet, coved ceiling, timber fireplace with tiled hearth (chimney in situ if open fire is required), radiator, power points, tv point, large aspect windows, glazed door leading to:-

Conservatory

14'10" x 15'1" (4.53 x 4.60)

Ceramic tiled flooring, pitched polycarbonate roof, large aspect uPVC double glazed windows, double patio style doors leading out to rear garden, fully heated with radiators and power power points, sectioned area which is currently used as a utility space with plumbing for a washing machine and recess for a dishwasher.





Ground Floor WC

Ceramic tiled flooring, cloakroom suite comprising of a low level WC, wall mounted sink, part tiled walls.

Central Landing

Fitted carpet, uPVC window, radiator, power points, loft access leading to an insulated loft space.

Bedroom 1

12'0" x 17'0" (3.67 x 5.2)

Fitted carpet, coved ceiling, picture rails, original cast iron fireplace with surround and tiled inset, Georgian style uPVC window, radiator, power points.

Bedroom 2

12'4" x 16'9" (3.78 x 5.13)

Fitted carpet, uPVC window, radiator, power points, tv point.

Bedroom 3

12'1" x 10'5" (3.7 x 3.2)

Fitted carpet, coved ceiling, picture rails, Georgian style uPVC window, radiator, power points, original cast iron fireplace, tv point.

Family Bathroom

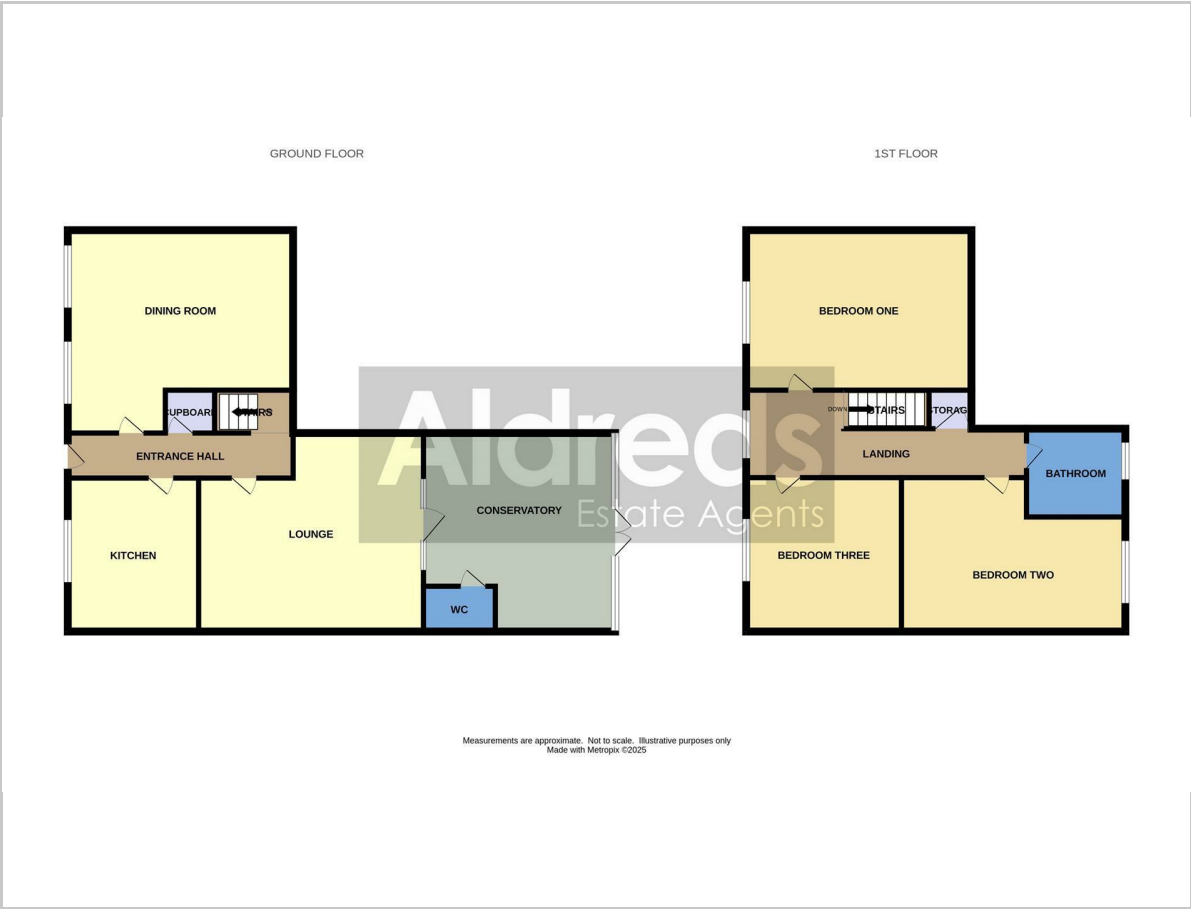
Tile effect vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, fully tiled walls, full length heated towel rail, uPVC window, inset spotlighting.

Outside

To the front of the property there is a driveway providing off road parking with footpath leading to front door. Outside to the rear there is a large lawned garden with two designated patio seating areas, full range of flower and shrub borders, substantially built summerhouse, fully enclosed by high walls and fencing.



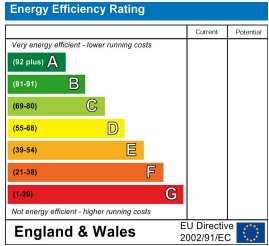
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA