

Aldreds
Estate Agents



21 Union Place

Lowestoft, NR33 0HG

Asking Price £160,000



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Aldreds are delighted to present this exceptional two-bedroom mid-terrace home, ideally situated just a five-minute walk from the award-winning South Lowestoft beach. Beautifully renovated and maintained by the current owners, the property has been enhanced to an outstanding standard, with high-quality fixtures and fittings, stylish décor, and meticulous attention to detail throughout. The spacious accommodation comprises a welcoming lounge opening into a generous formal dining area, a superb fitted kitchen complete with integrated appliances, and a convenient ground-floor WC. To the first floor are two impressive double bedrooms and a contemporary family shower room finished to a high specification. The home retains a wealth of character features, including attractive tiled fireplaces and high skirting boards, while benefitting from modern comforts such as gas-fired central heating via a recently installed energy-efficient combination boiler and sealed-unit double glazing throughout. All ceilings have been professionally plastered to a smooth finish, and the modern floor coverings and fitted window blinds are included within the sale. Externally, the property enjoys an enclosed front garden, while the rear offers a beautifully designed raised decked seating area, perfect for outdoor entertaining and al fresco dining. Beyond this, double timber gates provide access to a secure off-road parking space.

Lounge

14'6" x 11'6" (4.42 x 3.53)

Fitted carpet, flat plastered ceiling, uPVC window, composite entrance door, radiator, feature fireplace with timber surround, in-keeping tiled inset & living flame electric fire, power points, tv point, wide opening leading to:-

Open Plan Dining Room

11'5" x 11'7" (3.50 x 3.54)

Fitted carpet, flat plastered ceiling, understairs storage cupboard, power points, double patio doors leading out to the rear external decking and garden area.

Kitchen

10'8" x 5'11" (3.26 x 1.82)

Vinyl flooring, a range of quality modern fitted kitchen units with solid timber work surfaces, double ceramic sink, integrated appliances including a full length fridge/freezer, stainless steel extraction cooker hood, stainless steel oven with matching four burner ceramic hob, uPVC window, tiled splashbacks.

Utility Area

Vinyl flooring, fitted base units, plumbing for a washing machine, wall mounted recently installed energy efficient combination boiler.

Ground Floor WC

Vinyl flooring, low level WC, vanity sink unit, radiator, fully tiled walls, uPVC window.





Landing

Fitted carpet, flat plastered ceiling, loft access leading to insulated loft space.

Bedroom 2

11'5" x 11'2" (3.48 x 3.41)

Fitted carpet, flat plastered ceiling, uPVC window, power points, radiator, door leading to:-

Family Shower Room

Laminate flooring, quality modern fitted shower suite comprising of a fully tiled shower cubicle, vanity sink unit, low level WC, a range of fitted base units with extended work surface, extractor fan, fully tiled walls, uPVC window, full length heated towel rail, inset spotlighting.

Bedroom 1

11'7" x 14'7" (3.55 x 4.45)

Fitted carpet, flat plastered ceiling, uPVC window, feature fireplace with timber surround and in-keeping tiled inset, power points, radiator.



Outside

To the front of the property there is an enclosed front garden with a footpath leading to front door. Outside to the rear there is a fully enclosed garden providing ample space for bistro style dining, raised decked seating area, double gates creating a rear driveway, all enclosed by high timber fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

East Suffolk. Band 'A'

Ref: L2511/12/25

Floor Plan



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

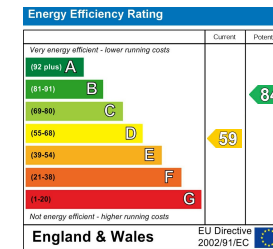
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Area Map



Energy Efficiency Graph



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