

Aldreds
Estate Agents



11 Drakes Heath

Lowestoft, NR32 2QQ

Asking Price £325,000



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Aldreds are delighted to offer this impressive four/five bedroom semi detached house, occupying a highly desirable position within a private cul-de-sac in North Lowestoft. The property is presented to an excellent standard throughout, featuring tasteful neutral décor, modern fitted kitchen and bathrooms, and quality LVT flooring. The spacious and versatile family accommodation includes an extended entrance porch leading into the entrance hall, a generous lounge with a feature cast-iron log burner, and a bright and airy dining room opening into an impressive open-plan garden room. This superb space benefits from a feature vaulted ceiling and bi-folding doors overlooking the rear garden. The modern fitted kitchen is well equipped with integrated appliances, while the ground floor also provides a versatile bedroom/second sitting room. To the first floor, a central landing with feature galleried staircase leads to four bedrooms. The master bedroom benefits from its own ensuite shower room, while the beautiful family bathroom features both a bath and separate shower. Outside, the front of the property provides a driveway with ample off road parking. To the rear is a private, enclosed garden, laid to artificial turf with a designated patio seating area. Properties in such a sought after location, presented to this exceptionally high standard, rarely come to the market. This outstanding home offers spacious, versatile accommodation and would make an ideal family home. An internal viewing is highly recommended to fully appreciate the quality, space and excellent position this property has to offer.

Entrance Hall

Luxury vinyl flooring, flat plastered ceiling with inset spotlighting, composite entrance door, full length uPVC windows, stairs leading to first floor.

Lounge

15'5" x 13'3" (4.72 x 4.06)

Luxury vinyl flooring, flat plastered ceiling, uPVC bay window, radiator, power points, cast iron log burner, media wall with TV point & power points, storage cupboard, double doors leading to:-

Dining Room

9'11" x 9'3" (3.03 x 2.82)

Luxury vinyl flooring, flat plastered ceiling, power points, cast iron log burner, ample space for family size dining table and chairs, wide opening leading to:-

Garden Room

15'6" x 10'0" (4.74 x 3.06)

Luxury vinyl flooring, vaulted ceiling with inset spotlighting, large aspect uPVC windows, bi-folding doors leading out to the rear garden, power points, radiator.

Kitchen

16'10" x 9'10" (5.15 x 3.01)

Luxury vinyl flooring, a modern quality fitted kitchen with extended work surfaces, composite sink with draining board, recess for American fridge/freezer (included in the asking price), double eye level AEG electric oven, Samsung induction hob, vertical Neff extraction cooker hood, double aspect uPVC windows, flat plastered ceiling with inset spotlighting, integrated dishwasher & washing machine, power points.





Utility Area

Luxury vinyl flooring, full length storage cupboards,

Sitting Room/Bedroom 5

12'11" x 7'5" (3.94 x 2.27)

Luxury vinyl flooring, power points, TV point, radiator, uPVC window.

Central 'L' Shaped Galleried Landing

Fitted carpet, flat plastered ceiling, feature central galleried staircase.

Bedroom 1

11'9" x 10'0" (3.6 x 3.07)

Fitted carpet, uPVC window, radiator, flat plastered and coved ceiling, TV point, storage recess/integral wardrobe.

Ensuite Shower Room

Ceramic tiled flooring, a modern open plan shower cubicle enclosed by glass screen, low level WC with enclosed cistern, vanity sink unit, fully tiled walls, uPVC window, full length heated towel rail.

Bedroom 2

11'4" x 13'5" (3.47 x 4.09)

Fitted carpet, flat plastered and coved ceiling, uPVC window, power points, radiator.

Bedroom 3

12'1" x 7'5" (3.7 x 2.27)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, TV point, double fitted cupboard/wardrobe.

Bedroom 4

10'7" x 8'3" (max) (3.24 x 2.52 (max))

Fitted carpet, uPVC window, radiator, power points.

Family Bathroom

Ceramic tiled flooring, modern bath and shower suite comprising of a double width fully tiled shower cubicle enclosed by curved glass screen doors, panel bath, vanity sink unit, low level WC with enclosed cistern, full length heated towel rail, fully tiled walls, uPVC window, flat plastered ceiling.



Outside

To the front there is a brickweave driveway providing ample off road parking for a variety of cars or leisure vehicles, part laid to lawn. To the rear there is a beautifully presented garden with a very private rear and side aspect, laid to artificial grass with patio seating area, large timber workshop/external office space all enclosed by timber fencing.

Tenure And Services

Council Tax Band -C

Freehold

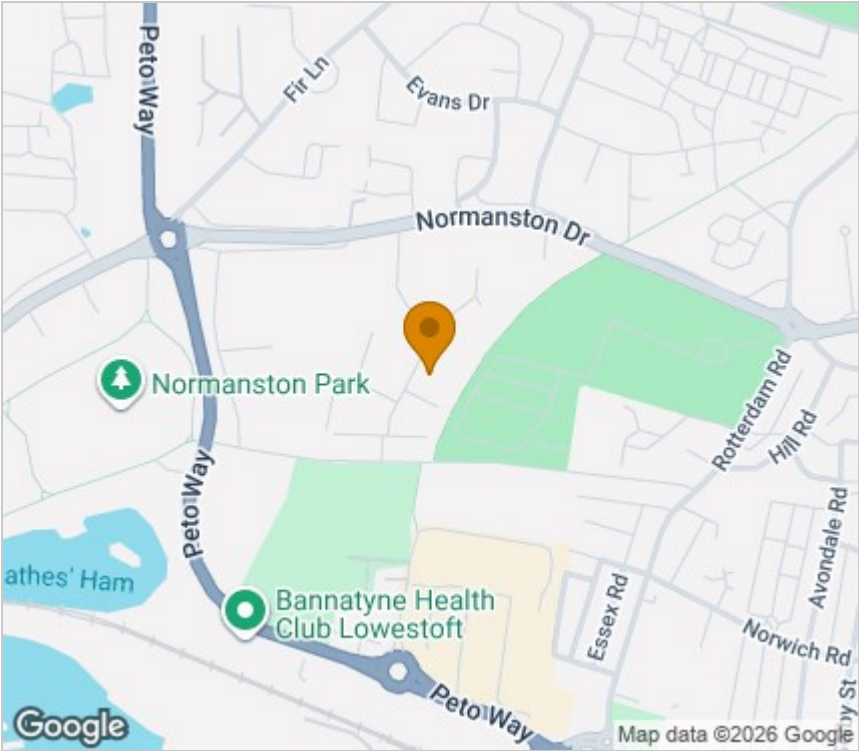
Mains Electric Gas Water And Drains

Ref: L2702/09/26

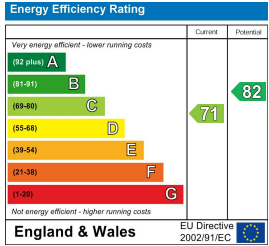
Floor Plan



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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