

Aldreds
Estate Agents

109 Wollaston Road
Lowestoft, NR32 2PE

Asking Price £150,000



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Aldreds are delighted to offer this spacious three separate bedroom property, situated in the highly desirable North Lowestoft area, within walking distance of the town centre, railway station, and local beaches. This outstanding family home offers generous and versatile accommodation, comprising an entrance porch, a spacious lounge with double doors opening into a separate dining room, a fitted kitchen, rear lobby, and ground floor bathroom. To the first floor, there is a full-length landing providing access to three separate bedrooms. Further benefits include uPVC double glazed windows and doors, gas-fired central heating via a modern energy-efficient combination boiler, and the added advantage of no onward chain. An early viewing is highly recommended to fully appreciate the size and potential of this impressive family home.

Entrance Porch

Ceramic tiled flooring, Upvc window, sealed unit double glazed entrance door.

Lounge

12'11" x 13'3" (3.96 x 4.06)

Fitted carpet, coved ceiling, Upvc walk in bay window, power points, T.V point, radiator, fireplace with timber surround and tiled hearth and brick inset with living flame electric fire,

Inner Hallway

Fitted carpet, under stair storage with double doors leading into the dining room.

Dining Room

11'5" x 12'11" (3.5 x 3.94)

Fitted carpet, coved ceiling, power points, radiator, stairs leading off to the first floor, Upvc glazed door leading out to the rear patio garden.

Kitchen

11'6" x 8'2" (3.52 x 2.51)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, tiled splash backs, power points, range cooker space with double width extraction cooker hood, spot lighting, Upvc window.





Rear Lobby

Ceramic tiled flooring, Upvc door leading out to the rear garden, full length storage cupboard.

Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, Upvc window, fully tiled walls, radiator, extractor fan.

First Floor

Full size central landing creating 3 separate bedrooms, fitted carpet, coved ceiling, loft access leading to insulated loft space.

Bedroom 1

12'2" x 11'0" + wardrobe recess (3.71 x 3.36 + wardrobe recess)

Fitted carpet, coved ceiling, radiator, power points, Upvc window, full range of fitted wardrobes with sliding mirrored doors.

Bedroom 2

10'2" x 11'4" (3.12 x 3.47)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length walk in storage cupboard/wardrobe.

Bedroom 3

10'10" x 8'3" (3.31 x 2.54)

Fitted carpet, Upvc window, radiator, power points, coved ceiling, full length cupboard housing the energy efficient modern combination boiler.

Outside To the Front

There is an enclosed front garden with footpath leading to front door.

Outside To The Rear

There is a beautifully presented patio garden with timber garden shed which allows ample space for bistro style dining. All enclosed by high brick walls with a timber gate leading to vehicular rear access.

Tenure And Services

Council Tax Band A

Freehold

Mains Gas Electric Drains And Water

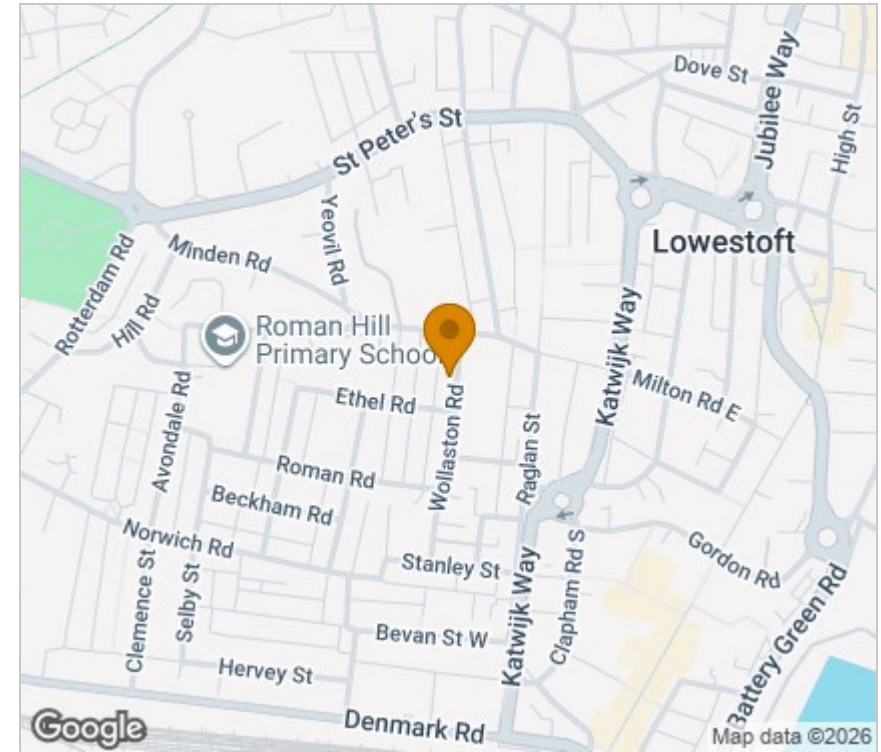
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Floor Plan



Area Map



Viewing

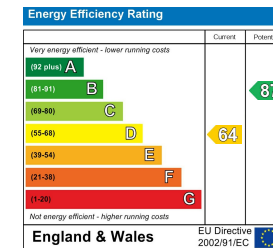
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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