

Aldreds
Estate Agents



11 Hillcrest Gardens

Lowestoft, NR32 4ED

Offers In Excess Of £260,000



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Aldreds are delighted to present this attractive three-bedroom detached family home, ideally situated in a highly sought-after North Lowestoft location, within easy walking distance of local shops, schools, and amenities. The accommodation comprises a spacious lounge/dining room, a modern fitted kitchen, and a convenient ground-floor WC. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway providing ample off-road parking for multiple vehicles, together with a garage. To the rear is a generous, private garden, offering an ideal space for outdoor entertaining and family enjoyment. Representing excellent value for money, this wonderful home is perfectly suited to family living. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Wooden effect laminate flooring, Upvc entrance door, Upvc window, built in storage/cloaks cupboard, radiator, power points.

Ground Floor W.C

Ceramic tiled flooring, low level W.C, basin, spot lights, extractor fan, towel rail,

Lounge

19'10" x 10'11" (6.05 x 3.35)

Wooden effect laminate flooring, Upvc windows, radiator, spotlighting, T.V point, power points, flat plastered ceiling.

Kitchen

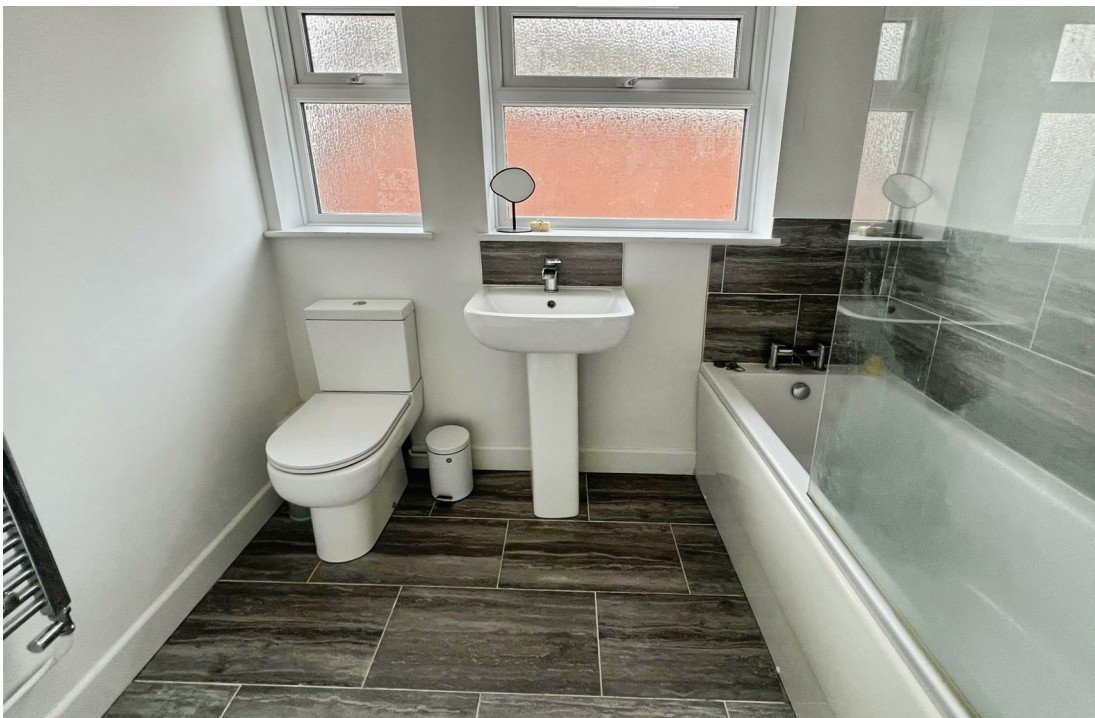
9'10" x 8'5" (3.02 x 2.57)

Wooden effect laminate flooring, Upvc window, range of fitted units, power points, stainless sink with single drainer, integrated electric hob, stainless steel extractor fan, plumbing and recess for washing machine, space for fridge/freezer, radiator, power points,

First Floor

Fitted carpet, Upvc window, power points, spot lights, loft access leading to insulated loft space, full length storage cupboard.





Bedroom 1

11'1" x 10'11" (3.38 x 3.33)

Fitted carpet, radiator, power points, spot lights, Upvc window.

Bedroom 2

11'6" x 8'3" (3.51 x 2.54)

Fitted carpet, Upvc window, radiator, power points.

Bedroom 3

8'2" x 6'11" (2.49 x 2.11)

Fitted carpet, Upvc window, full length storage cupboard, power points, radiator.

Family Bathroom

Ceramic tiled flooring, Upvc window, part tiled walls, panel bath with shower over, low level W.C, wash basin with vanity unit, spotlights, heated towel rail.

Outside To The Front

The garden is enclosed by a low level brick wall with concrete driveway leading to the garage. decorative gravelling, range of flowers, shrubs and bushes. side gate leading to rear garden.

Outside To The Rear

The garden is mostly laid to lawn and is low maintenance which is enclosed by high fencing, Range of flowers, bushes & shrubs, gravel area, side gate leading to driveway and door leading in the brick built garage.

Garage

Services

Main Gas, electric, water, and drainage

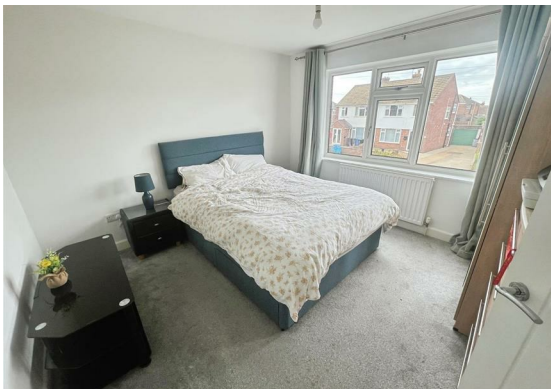
Tenure

Freehold

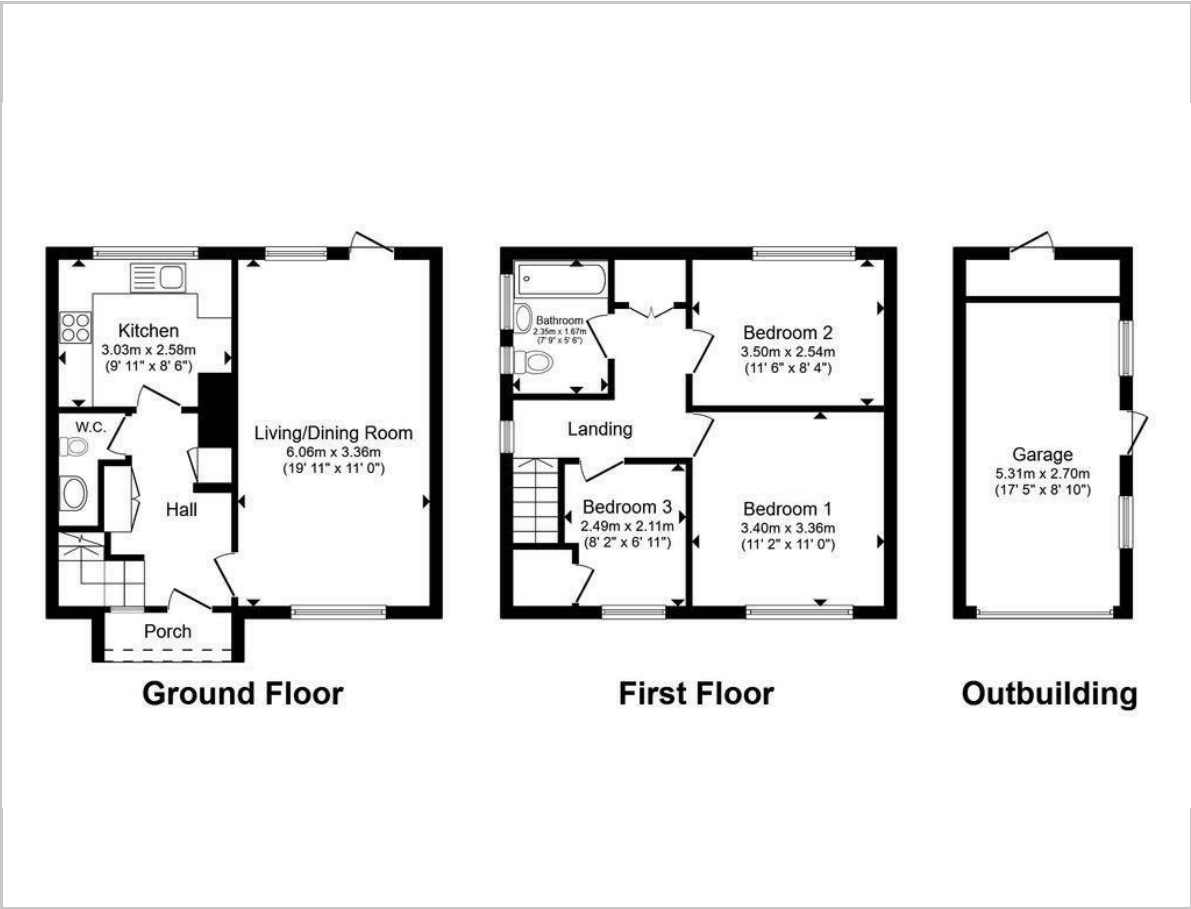
Council Tax

East Suffolk council Band C

Ref: L2634/06/26



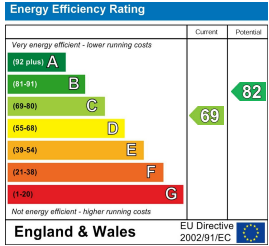
Floor Plan



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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