



3 Maidstone Road  
Lowestoft, NR32 2AY  
Asking Price £170,000



## 3 Maidstone Road

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Aldreds are delighted to offer this superb family home which has three separate bedrooms and is situated in a very desirable North Lowestoft location being within walking distance of the award winning beaches and railway station with direct links to Norwich. The current owners have maintained the property to an excellent standard throughout with modern fixtures and fittings and tasteful neutral decorations. Benefits include gas fired central heating fired by a modern combination boiler and Upvc double glazed windows. The spacious versatile accommodation includes an entrance hall, spacious open plan lounge/diner, modern fitted kitchen and ground floor bathroom. To the first floor there is a full size landing and 3 separate bedrooms. To the outside there is a lawned garden with storage shed and vehicular access given the potential for off road parking if required. Set at a very realistic asking price an early viewing is strongly recommended to appreciate this outstanding family house.

### Entrance Hall

Laminate flooring, stairs off to the first floor, Upvc entrance door.

### Lounge/Diner

**26'5" x 13'3" (8.07 x 4.04)**

Laminate flooring, flat plastered and coved ceiling, T.V point, power points, 2 x radiators, central fireplace with living flame electric fire, double aspect Upvc windows, ample space for family size dining table and chairs, full length under stair storage cupboard.

### Kitchen

**12'3" x 7'2" (3.74 x 2.20)**

Ceramic tiled flooring, full range of modern fitted kitchen units with extended work surfaces, double poly carbonate sink with single drainer, double aspect Upvc windows, power points, recess for white goods including plumbing for washing machine, wall mounted energy efficient combination boiler, tiled splash backs, integral electric oven with matching four burner gas hob, extraction cooker hood, flat plastered ceiling with inset spot lighting.





### Family Bathroom

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

### First Floor

Full size landing creating 3 separate bedrooms, fitted carpet, radiator, flat plastered ceiling.

### Bedroom 1

10'1" x 14'11" (3.08 x 4.56)

Fitted carpet, Upvc window, power points, radiator, T.V point, full length walk in wardrobe/cupboard.

### Bedroom 2

8'6" x 11'1" (2.61 x 3.40)

Fitted carpet, flat plastered ceiling, power points, T.V point, radiator, Upvc window.

### Bedroom 3

11'10" x 6'9" (3.63 x 2.08)

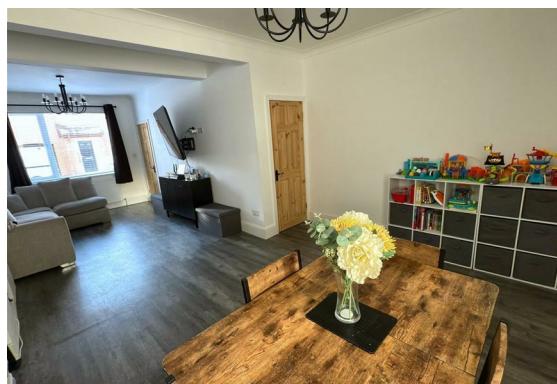
Fitted carpet, flat plastered ceiling, inset spot lighting, T.V point, power points, radiator, Upvc window.

### Outside To The Front

Enclosed garden with footpath to the front door

### Outside To The Rear

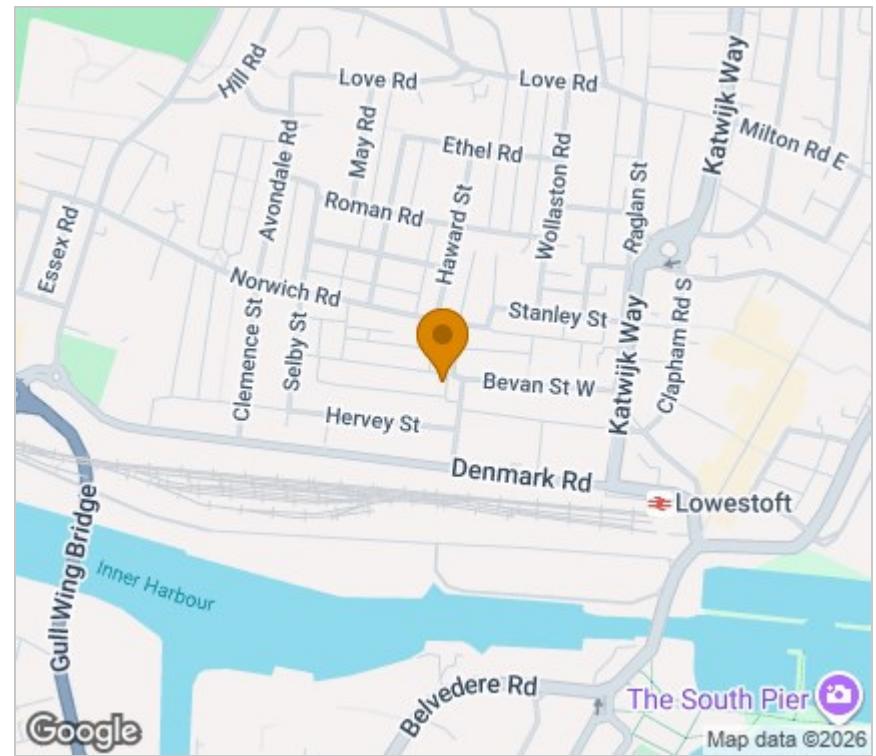
There is a fully enclosed garden which is laid to lawn, modern storage shed. the garden provides ample space for bistro style dining which is all enclosed by high fencing. There is vehicular rear access given the potential to create off road parking to the back if required.



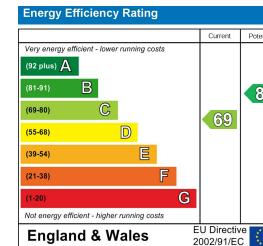
## Floor Plan



## 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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143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA