

**Aldreds**  
Estate Agents



11 Somerleyton Road

Lowestoft, NR32 4RB

Asking Price £230,000



## 11 Somerleyton Road

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Aldreds are delighted to offer this charming semi-detached character home, superbly situated in a highly desirable area of North Lowestoft, within Somerleyton Road. Dating from the turn of the century, this attractive property beautifully combines period charm with modern comforts and is presented to a good standard throughout. The spacious and versatile accommodation begins with a welcoming wide entrance hall featuring a galleried staircase rising to the first floor. There is a generous lounge, perfect for relaxing, along with a separate dining room ideal for entertaining. The modern fitted kitchen offers ample storage and workspace. To the first floor, there are two well-proportioned double bedrooms and a family bathroom. Outside, the property benefits from a stoned driveway to the front providing ample off-road parking for multiple vehicles. To the rear, there is a beautifully maintained lawned garden, offering a pleasant outdoor space for relaxation and entertaining. Additional benefits include sealed unit double glazing and modern electric high-retention storage heating to the ground floor. Offered with no onward chain, this rarely available home presents an excellent opportunity to acquire a character property in one of North Lowestoft's most sought-after locations. Early viewing is strongly recommended.

### Wide Entrance Hall

Fitted carpet, coved ceiling, under stair storage cupboard, galleried staircase leading on to the first floor.

### Lounge

15'9" x 9'2" (4.82 x 2.8)

Fitted carpet, coved ceiling, sealed unit double glazed window, high retention storage heater, power points, T.V point, wide opening leading to dining room.

### Dining Room

9'1" x 15'3" (2.78 x 4.67)

Fitted carpet, coved ceiling, power points, high retention storage heater, double Upvc patio doors leading out to the rear garden, opening leading to the kitchen.

### Kitchen

7'4" x 8'2" (2.25 x 2.5)

Timber effect vinyl flooring, full range of modern fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, eye level double electric oven with matching four burner ceramic hob, power points, recess for fridge/freezer, plumbing for washing machine, Upvc window, tiled splash backs.

### First Floor

Central galleried landing, fitted carpet, loft access leading to insulated loft space.





### Bedroom 1

15'3" x 9'10" (4.65 x 3.01)

Fitted carpet, coved ceiling, power points, sealed unit double glazed window.

### Bedroom 2

15'3" x 8'8" (4.67 x 2.65)

Fitted carpet, sealed unit double glazed window, power points, coved ceiling.

### Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a panel bath, low level W.C, pedestal sink, half tiled walls, velux style window, full length cupboard housing the hot water tank.

### Outside To The Front

There is a wide driveway providing ample off road parking for a variety of vehicles, range of flower and shrub borders which is all enclosed by brick walls and low level fencing.

### Outside To The Rear

There is a beautifully presented lawned garden with enclosed verandah, range of flower and shrub borders, timber and felt garden shed, pedestrian rear access.

### Tenure

Freehold

### Services

Mains water, electricity, drainage.

### Council Tax

Band 'B'

Ref: L2554/02/25



## Floor Plan



## Viewing

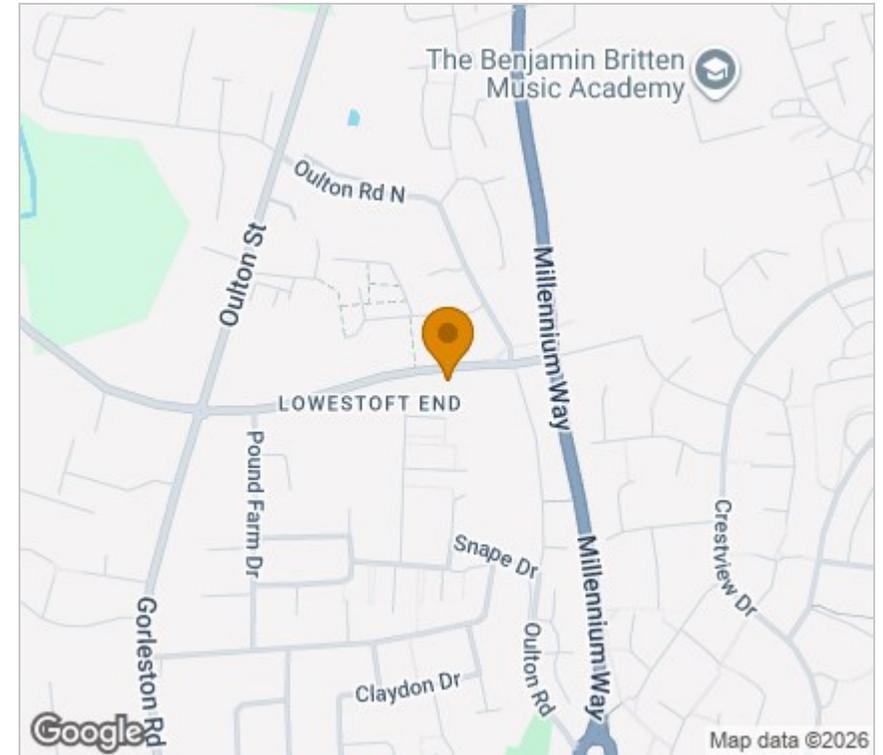
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

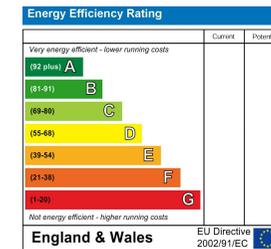
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## Area Map



## Energy Efficiency Graph



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/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA