



Aldreds
Estate Agents

29 Regent Road

, Lowestoft, NR32 1PB

Asking Price £220,000



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29 Regent Road

Lowestoft, NR32 1PB

Aldreds are delighted to offer this spacious three-bedroom, double bay-fronted house located in a highly desirable central area of Lowestoft. The current owners have maintained and improved the property to a good standard throughout, benefiting from gas-fired central heating and uPVC double-glazed windows. The property offers generous and versatile accommodation, including an entrance porch, welcoming entrance hall, comfortable lounge, formal dining room, modern fitted kitchen, utility area, and a bright breakfast room. On the first floor, there is a central galleried landing leading to three well-proportioned, independently accessed bedrooms, along with a family bathroom featuring both a bath and separate shower, plus a separate WC. The home is ideally located within walking distance of Lowestoft town centre, the railway station with direct links to Norwich, and the award-winning beaches. Properties presented to this standard in such a sought-after central location rarely come to the market, and early viewing is highly recommended.

Entrance Porch

Entrance Hall

Feature galleried staircase leading to the first floor.

Lounge

15'5" x 12'0" (4.72 x 3.68)

Laminate flooring, walk in uPVC bay window, modern fireplace, radiator, power points, tv point.

Formal Dining Room

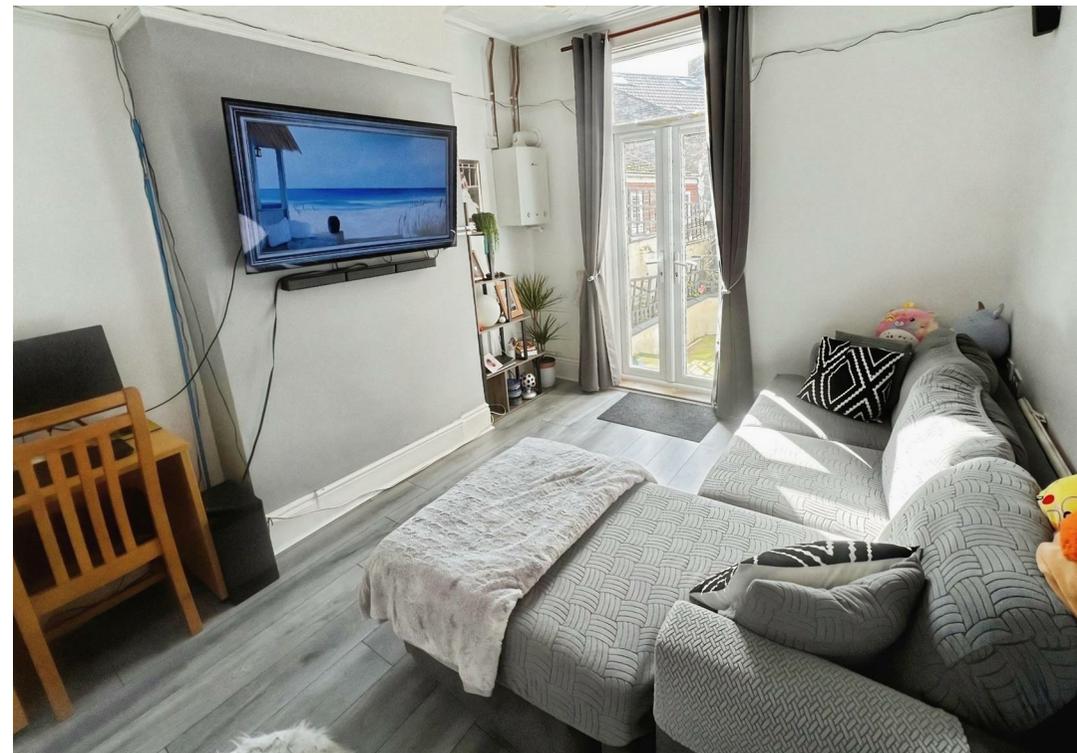
12'11" x 10'3" (3.94 x 3.13)

Laminate flooring, tv point, power points, radiator, double uPVC doors leading out to the rear garden.

Kitchen

13'8" x 9'8" (4.17 x 2.95)

Laminate flooring, a range of modern quality fitted kitchen units with extended work surfaces, stainless steel sink, power points, double aspect uPVC windows, two integrated ovens with electric ceramic hob, extraction cooker hood, tiled splashbacks, door leading to:-





Utility/Breakfast Room

14'11" x 7'6" (4.55 x 2.31)

Timber effect flooring, double aspect uPVC windows including uPVC patio doors leading out to the rear garden, recess for white goods including plumbing for a washing machine or dishwasher, ample space for family size dining table and chairs.

Landing

Fitted carpet, radiator.

Bedroom 1

16'0" x 11'2" (4.90 x 3.41)

Fitted carpet, a range of fitted wardrobes with sliding mirrored doors, uPVC window, power points, radiator.

Bedroom 2

12'10" x 11'2" (3.92 x 3.41)

Fitted carpet, walk in uPVC bay window, radiator, power points, a range of fitted wardrobes with sliding mirrored doors.

Bedroom 3

9'11" x 6'1" (3.03 x 1.87)

Fitted carpet, uPVC window, power points.

Bathroom

10'2" x 9'6" (3.12 x 2.91)

Laminate flooring, modern bath and shower suite comprising of a freestanding bath, double width fully tiled shower cubicle, low level WC, pedestal sink, full length feature towel rail, uPVC window, part tiled walls, inset spotlighting.

Separate WC

Low level WC.

Outside

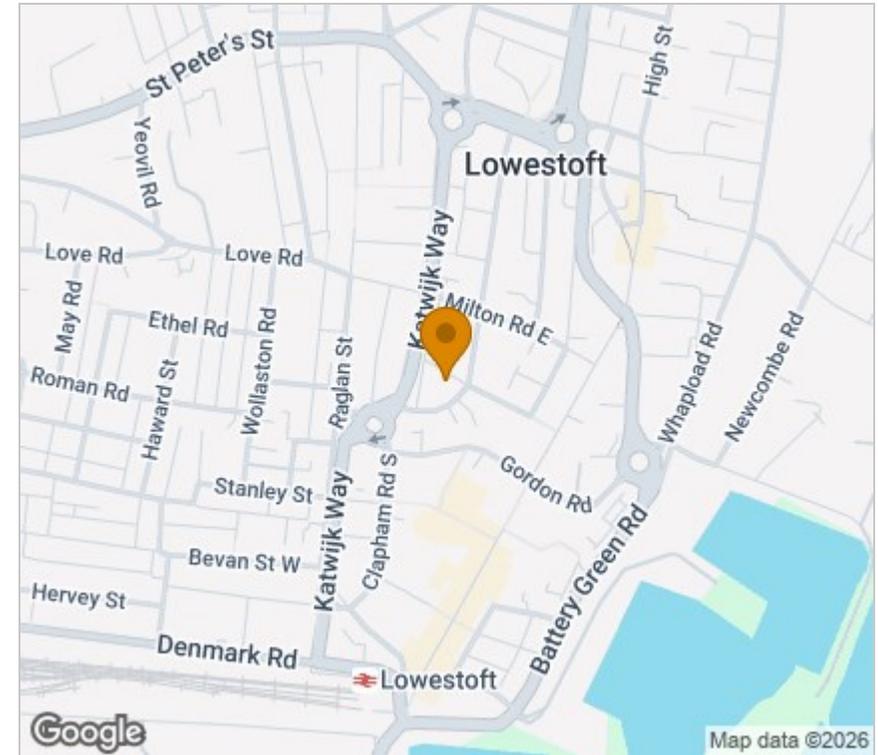
Outside to the front there is an enclosed forecourt with footpath leading to front door. Outside to the rear there is a beautifully presented garden which is laid to artificial grass with raised decked seating area providing ample space for bistro style dining. The garden is all enclosed by high fencing with a south facing aspect.



Floor Plan



Area Map



Viewing

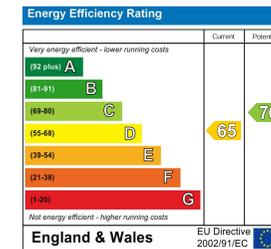
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

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