



Aldreds
Estate Agents



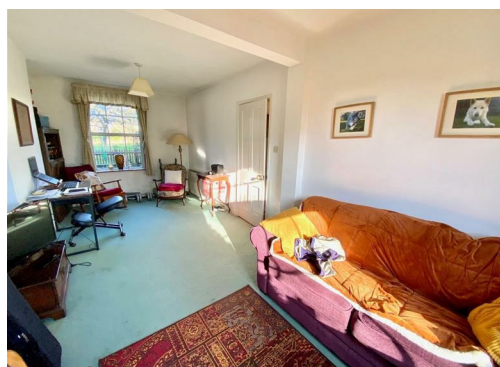
10 Brickfields

Somerleyton, Lowestoft, NR32 5QW

Offers In Excess Of £190,000



*** SOUGHT AFTER VILLAGE LOCATION *** Aldreds are delighted to offer this beautiful 2 bedroom property in this much sought after Somerleyton location. The accommodation includes a wide entrance hall, large open plan, lounge/diner, fitted kitchen and on the first floor there is a full sized gallery landing with 2 bedrooms and the bathroom leading off. There is also the advantage of a large lawned garden with driveway and garage. The front windows overlook open land that all surrounding properties all have communal use, this is accessed via the gate leading from the front patio garden. The village pub, train station and river frontage are all within walking distance. *** Early Viewing Advised ***



Wide Entrance Hall

Fitted carpet, galleried staircase leading off to the first floor, storage heater.

Lounge/Dining Room 9'7" x 21'2" (2.94 x 6.46)

Fitted carpet, double aspect Upvc windows, electric storage heater, power points, T.V point, fireplace with brick inset and stoned hearth with living flame electric fire.

Kitchen 11'0" x 7'8" (3.36 x 2.34)

Tiled effect vinyl flooring, range of fitted kitchen units, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, extended work surfaces, tiled splash backs, power points, Upvc window, Upvc door leading to the garden.

First Floor

Full sized galleried landing, fitted carpet, loft access leading to insulated loft space, Upvc window, full sized airing cupboard.

Bedroom 1 10'1" x 12'2" (3.08 x 3.73)

Fitted carpet, Upvc window, storage heater, power points.

Bedroom 2 8'11" x 9'0" (2.74 x 2.75)

Fitted carpet, storage heater, Upvc window, full length storage cupboard/wardrobe, power points.

Family Bathroom

Tiled effect vinyl flooring, white bathroom suite comprising panel bath and shower mixer tap, pedestal sink, low level W.C, Upvc window, tiled splash back.

Outside To The Front

There is a enclosed front garden which is laid to brick weave patio with shingled borders. The gate leads out to local residence communal grassland.

Outside To The Rear

There is a beautiful lawned garden with a range of flower and shrub borders, stoned footpath leading to the rear driveway and brick built pitched roof garage with up and over door.

Tenure And Services

Freehold

Council Tax Band C

Mains Water And Drainage

Mains Electricity

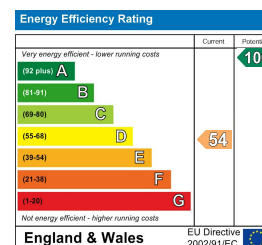
Area Map



Floor Plans



Energy Efficiency Graph



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