

Aldreds
Estate Agents



86 St. Margarets Road
Lowestoft, NR32 4HW

Asking Price £220,000



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Aldreds are delighted to offer this substantial bay fronted 3 bedroomed end terraced property situated in this very desirable North Lowestoft location. This outstanding family home is presented to an excellent standard throughout with quality fitted floor coverings, tasteful decorations along with a modern quality fitted kitchen and bathroom. The spacious accommodation includes an entrance hall with galleried staircase leading off to the first floor, lounge leading to an open plan dining room, spacious kitchen/breakfast room, along with a utility room with ground floor W.C. On the first floor there is a central galleried landing with 3 double bedrooms leading off along with a family bathroom. To the outside there is a spacious lawned garden with rear driveway and garage providing off road parking. The current owners have maintained the property to a good standard throughout and has recently installed a combination gas boiler firing the central heating, updated electrical consumer unit and the roof has also recently been replaced. Within walking distance there are all local amenities along with the Sparrows Nest park leading down to the North Lowestoft beach. Properties presented to this high standard with off road parking in this desirable location rarely become for sale and an early viewing is strongly recommended.

Wide Entrance Hall

LVT flooring, original covings, composite sealed unit double glazed entrance door, radiator, feature galleried staircase off to the first floor, under stair fully shelved recess, power points.

Lounge

14'2" x 10'7" (4.34 x 3.25)

LVT flooring, original covings, Upvc walk in bay window, power points, 2 x built in bespoke shelved units with storage cupboards, radiator, T.V point, wide opening leading in to the open plan dining room.

Dining Room

12'8" x 13'7" (3.87 x 4.16)

LVT flooring, walk in Upvc side bay window, radiator, power points, ample space for family size dining table and chairs, inset brick fireplace with tiled hearth with cast iron multi fuel fire, built in bespoke shelved unit with storage cupboards.

Kitchen/Breakfast Room

10'0" x 14'10" (3.05 x 4.54)

LVT flooring, full range of recently fitted kitchen units with solid timber work surfaces, built in electric oven with matching four burner induction hob, stainless steel extraction cooker hood, tiled splash backs, butler style ceramic sink with single draining board, recess for american style fridge/freezer, plumbing and recess for dishwasher, double aspect Upvc windows, flat plastered and coved ceiling, central island with fitted units and solid timber breakfast bar, radiator, power points, central fireplace with a feature of the original cooking range (non-working), 2 further full length storage/larder cupboards.





Utility/Cloakroom

LVT flooring, recess for white goods including recess for a tumble dryer, plumbing for a washing machine, vanity sink unit, low level W.C, extractor fan, Upvc window, flat plastered ceiling.

First Floor

Central galleried landing with fitted carpet, radiator, flat plastered ceiling, full length storage cupboard, power points, loft access leading to insulated loft space.

Bedroom 1

12'8" x 14'1" (3.88 x 4.30)

Fitted carpet, flat plastered and coved ceiling, double aspect Upvc windows, radiator, power points, 2 x bespoke built fitted wardrobes, feature stained glass internal window.

Bedroom 2

12'1" x 12'0" (3.69 x 3.68)

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, bespoke built double wardrobe, radiator, T.V point.

Bedroom 3

9'2" x 9'10" (2.81 x 3.0)

Fitted carpet, Upvc window, power points, radiator, flat plastered and coved ceiling.

Family Bathroom

7'9" x 8'5" (2.37 x 2.58)

Timber effect vinyl flooring, half tiled walls, extractor fan, modern shower and bathroom suite comprising of a shower set over a panel bath with folding glass screen, vanity sink unit, low level W.C with enclosed cistern, Upvc window, radiator.

Outside To The Front

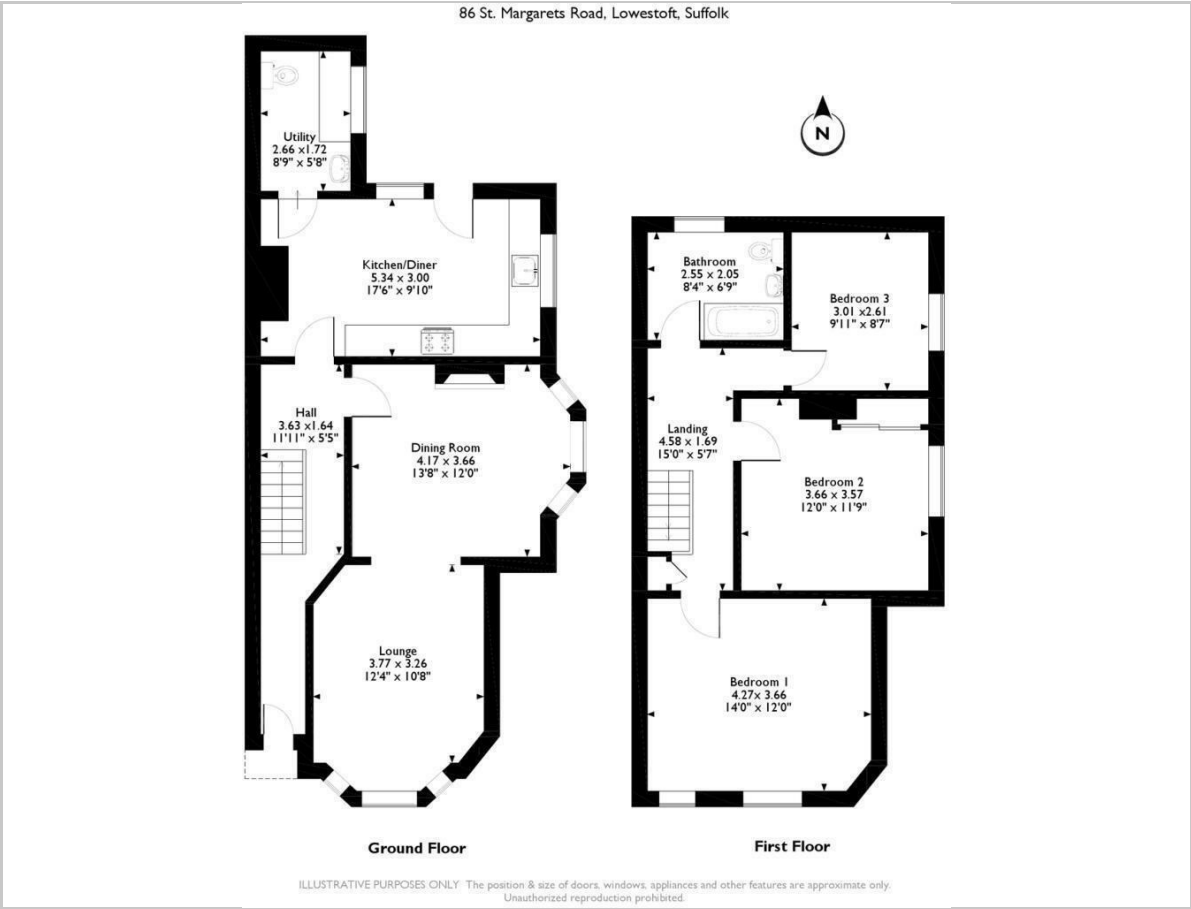
There is an enclosed garden with footpath to front door.

Outside To The Rear

There is a spacious lawned garden with brick weave patio seating area, timber and felt garden shed, further side garden which is laid to ornamental stone and further to the rear there is a brick weave driveway providing ample off road parking, oversize garage with up and over door with power points and lighting which is currently being used as a workshop and exercise room but has the option for may uses as a games room/bar or enclosed parking.



Floor Plan

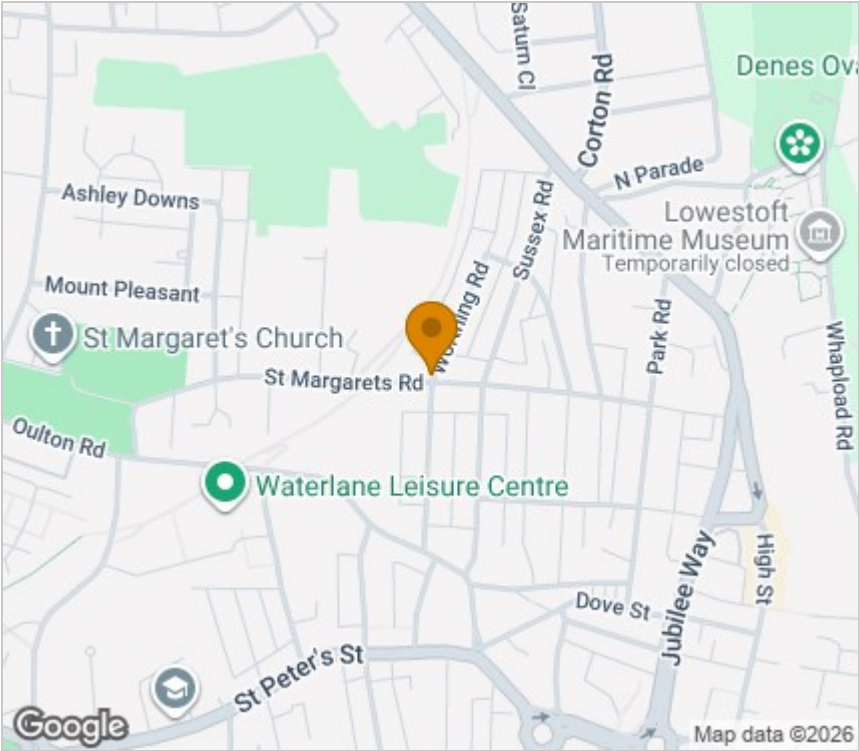


Viewing

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

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Area Map



Energy Efficiency Graph



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