



23 Beaconsfield Road
, Lowestoft, NR33 0RL
£150,000



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****NO CHAIN**** Aldreds are delighted to offer this well presented 2 bedrommed bay fronted property situated in this very desirable South Lowestoft location being within walking distance of the South Lowestoft & Pakefield beaches. The family accommodation includes a lounge, dining room with wide opening leading to open plan kitchen, rear lobby, ground floor bathroom and to the first floor there are 2 double bedrooms and a shower room. To the outside rear there is an enclosed courtyard garden providing space for bistro style dining and there are also the benefits of Upvc windows, and gas fired central heating. A superb home which will be ideal for family or first time purchase and an early viewing is recommended.

Lounge

11'6" x 13'5" (3.51 x 4.10)

Fitted carpet, coved ceiling, T.V point, power points, walk in Upvc bay window, timber fireplace with living flame electric fire, Upvc entrance door, radiator.



Inner Hallway

Stairs off to first floor.

Dining Room

11'5" x 11'6" (3.5 x 3.51)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point, radiator, under stair storage recess, wide opening leading to open plan kitchen.

Kitchen

9'10" x 6'3" (3.01 x 1.92)

Ceramic tiled flooring, range of modern fitted kitchen units with extended timber work surfaces, double stainless steel sink, recess for white goods including plumbing for washing machine, tiled splash backs, power points, Upvc window, enclosed extraction cooker hood, modern energy efficient combination boiler, coved ceiling, spot lighting, wide opening leading in to dining room.





Rear Lobby

Ceramic tiled flooring, Upvc door leading to rear garden, radiator.

Family Bathroom

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

First Floor

Small landing with fitted carpet, loft access leading to loft space.

Bedroom 1

11'2" x 11'6" (3.41 x 3.51)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length storage cupboard.

Bedroom 2

11'10" x 11'6" (3.61 x 3.51)

Fitted carpet, coved ceiling, radiator, power points, T.V point, Upvc window, door to family shower room.

Family Shower Room

9'7" x 6'7" (2.94 x 2.02)

Ceramic tiled flooring, modern shower suite comprising of an oversized corner shower cubicle enclosed by curved glass screen doors, pedestal sink, low level W.C, radiator, extractor fan, fully tiled walls.

Outside To The Front

There is an enclosed front garden with footpath to front door.

Outside To The Rear

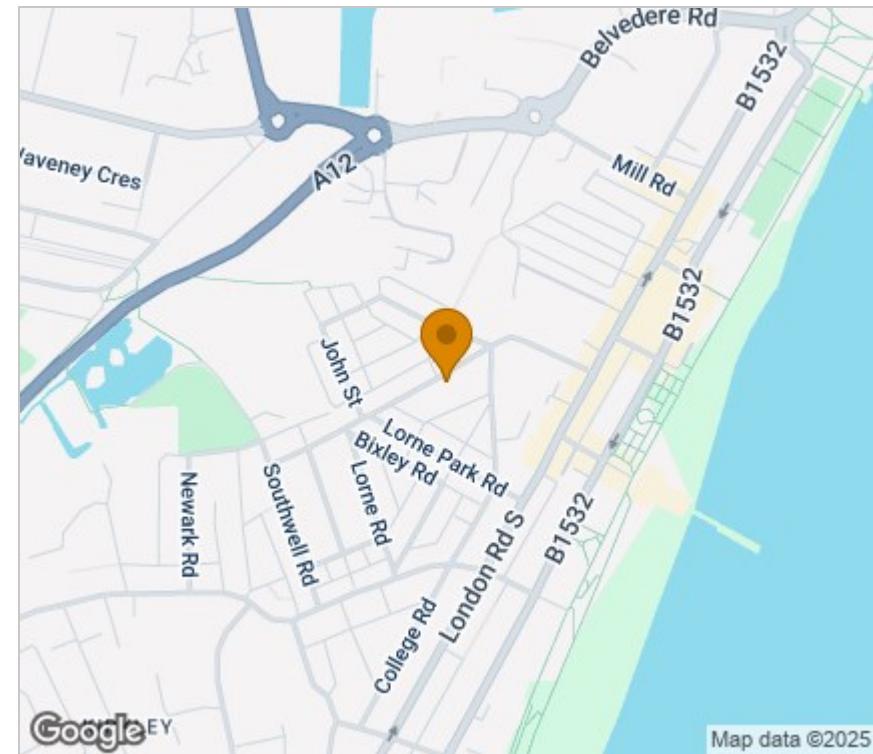
There is a beautifully presented patio garden providing ample outside space for bistro style dining which is all enclosed by modern timber fencing with gate leading to pedestrian rear access.



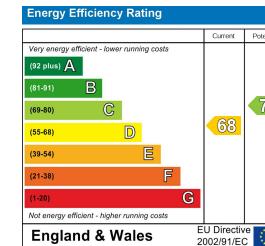
Floor Plan



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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