



**Aldreds**  
Estate Agents

16 Clemence Street

Lowestoft, NR32 2JJ

Asking Price £170,000





## 16 Clemence Street

Lowestoft, NR32 2JJ

Aldreds are delighted to offer this outstanding 3 bedroomed property situated in this very desirable North Lowestoft location. The current owner has maintained the property to an excellent standard throughout with tasteful neutral decorations and modern fitted floor coverings. The benefits also include gas fired central heating fired by a modern energy efficient combination gas boiler and all windows and doors are Upvc sealed unit double glazed. The property has also been recently re-rendered to the front. The spacious family accommodation includes a wide front entrance hall with galleried staircase leading off to the first floor and full length storage cupboard. There is a further rear hallway with 3 further storage cupboards and a utility cupboard, spacious lounge with a wide opening leading to the dining room with double doors leading into the kitchen/breakfast room, rear lobby and ground floor bathroom. To the first floor there is a wide galleried landing, 3 separate bedrooms and a shower room. Outside to the rear there is spacious patio garden providing ample space for bistro style dining. Properties presented to this high standard in this very desirable location rarely become available and an early viewing is strongly recommended.

### Wide Entrance Hall

Laminate flooring, galleried staircase leading off to the first floor, Upvc entrance door, full length under stair storage cupboard, radiator, power points.

### Further Rear Entrance Hall

Laminate flooring, power points, 3 further full length storage cupboards. One is a utility cupboard which provides space for a tumble dryer and plumbing for a washing machine.

### Lounge

9'2" x 11'9" (2.8 x 3.59)

Laminate flooring, flat plastered and coved ceiling, Upvc window, full length feature radiator, modern fireplace with inset living flame electric fire, power points, T.V point, wide opening leading to the dining room.

### Dining Room

10'7" x 9'1" (3.25 x 2.79)

Laminate flooring, flat plastered and coved ceiling, full length feature radiator, power points, double doors leading through to the kitchen/breakfast room.

### Kitchen/Breakfast Room

12'5" x 9'1" (3.81 x 2.77)

Laminate flooring, full range of modern white fitted kitchen units with extended timber work surfaces, double stainless steel sink with single drainer, tiled splash backs, flat plastered and coved ceiling with inset spot lighting, recess for white goods, built in electric oven with ceramic hob, enclosed extraction cooker hood, power points.







### Rear Lobby

Laminate flooring, Upvc door leading to the rear garden.

### Family Bathroom

Tiled effect vinyl flooring, white bathroom suite comprising of a shower set over a panel bath with folding glass screen, pedestal sink, low level W.C, full length heated towel rail, fully tiled walls, flat plastered and coved ceiling with inset spot lighting, Upvc window.

### First Floor

There is a wide galleried landing with fitted carpet, power points, flat plastered and coved ceiling, loft access leading to insulated and boarded loft space which houses the modern combination energy efficient gas boiler.

### Bedroom 1

10'3" x 11'6" (3.13 x 3.53)

Fitted carpet, flat plastered and coved ceiling, inset spot lighting, Upvc window, power points, T.V point, radiator.

### Bedroom 2

10'1" x 10'0" (3.08 x 3.06)

Fitted carpet, flat plastered and coved ceiling, inset spot lighting, full length cupboard/wardrobe, Upvc window, power points, radiator.

### Bedroom 3

6'11" x 6'9" (2.11 x 2.08)

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

### Shower Room

Ceramic tiled flooring, modern shower suite comprising of a double width fully tiled shower cubicle, vanity sink unit, low level W.C with enclosed cistern, fully tiled walls, full length heated towel rail, Upvc window, extractor fan, flat plastered and coved ceiling with inset spot lighting.

### Outside

#### Outside To The Front

There is a fully enclosed garden with footpath leading to front door.

#### Outside To The Rear

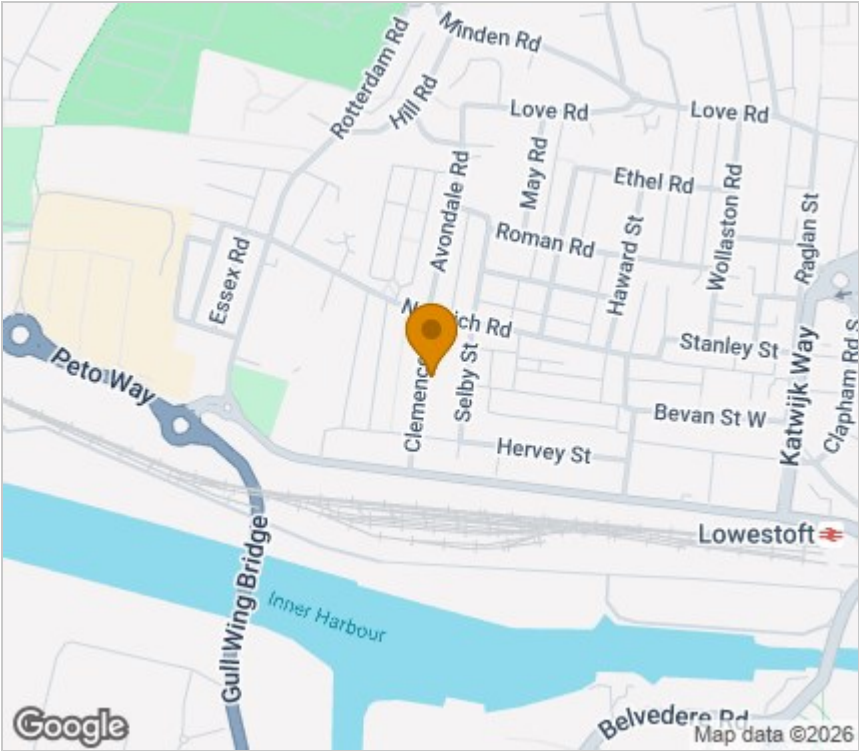
There is a low maintenance spacious garden which is laid to patio stone providing ample space for bistro style dining, timber and felt garden shed, pedestrian rear access, all enclosed by brick walls and fencing.



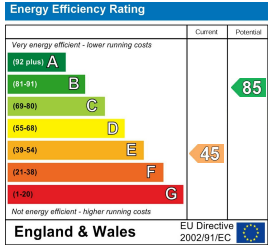
Floor Plan



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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