

**Aldreds**  
Estate Agents



26 Normandy Road  
Lowestoft, NR32 4BU

Offers In Excess Of £180,000



## 26 Normandy Road

Lowestoft, NR32 4BU

Aldreds are delighted to offer this spacious end terraced family property situated on an end plot creating large front, side and rear gardens given ample space for extension if required. Being situated on a corner plot off road parking to the front would be possible subject to lowering the pavement there are also double gates to the rear of the property giving the option for off road parking and garage space if required. The spacious family accommodation includes an entrance porch, wide entrance hall, lounge, very well extended kitchen/dining area, separate formal dining room and Upvc conservatory. To the first floor there is a central landing, 3 good size bedrooms, family bathroom and separate W.C. The property does benefit from recently fitted kitchen, gas fired central heating and Upvc double glazing but would require some basic redecoration. It offers exceptional value for money being within walking distance of local amenities and the North Lowestoft beach. Early viewing is strongly recommended as family homes at this realistic asking price rarely become for sale.

### Wide Entrance Porch

Ceramic tiled flooring, uPVC entrance door.

### Wide Entrance Hall

Fitted carpet, galleried staircase leading to first floor, understairs recess, radiator.

### Lounge

14'6" x 10'0" (4.43 x 3.06)

Laminate flooring, uPVC window, radiator, power points, tv point, central fireplace with timber surround and tiled inset, two built in cupboards/display cabinets.

### Kitchen/Diner

19'6" x 9'1" (5.95 x 2.78)

Tile effect laminate flooring, a full range of modern fitted white kitchen units, extended work surfaces, double stainless steel sink with single drainer, double aspect uPVC windows, uPVC door leading out to the rear garden, tiled splashbacks, recess for all white goods including plumbing for a washing machine and dishwasher, ample space for dining table and chairs if required, radiator, full length storage/pantry cupboard.

### Dining Room

11'6" x 9'4" (3.53 x 2.85)

Fitted carpet, radiator, power points, double uPVC doors leading into:-

### Conservatory

9'6" x 10'10" (2.92 x 3.31)

Ceramic tiled flooring, pitched polycarbonate roof, large aspect uPVC windows, radiator, power points, sliding patio doors leading out to the rear garden.





### Central Galleried Landing

Fitted carpet, loft access leading to an insulated loft space.

### Bedroom 1

12'6" x 12'2" (3.82 x 3.73)

Fitted carpet, uPVC window, radiator, power points, tv point.

### Bedroom 2

10'9" x 9'1" (3.3 x 2.77)

Fitted carpet, uPVC window, radiator, power points, full length storage cupboard housing the modern energy efficient combination boiler.

### Bedroom 3

9'1" x 9'11" (2.77 x 3.03)

Fitted carpet, uPVC window, radiator, power points, full length storage cupboard.

### Family Bathroom

Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, radiator, towel rail, part tiled walls, uPVC window, extractor fan.

### Separate WC

Vinyl flooring, uPVC window, low level WC.

### Outside

To the front and side of the property there is a lawned garden/corner plot giving the potential of creating a driveway (subject to permission for lowering the pavement). To the rear there is sizeable lawned garden with patio seating area, pathways, a range of flower & shrub borders, stoned seating area, brick outbuilding, all enclosed by fencing & brick walls with vehicular rear access and double timber gates which could provide parking or space for a garage (subject to planning permission).



## Floor Plan



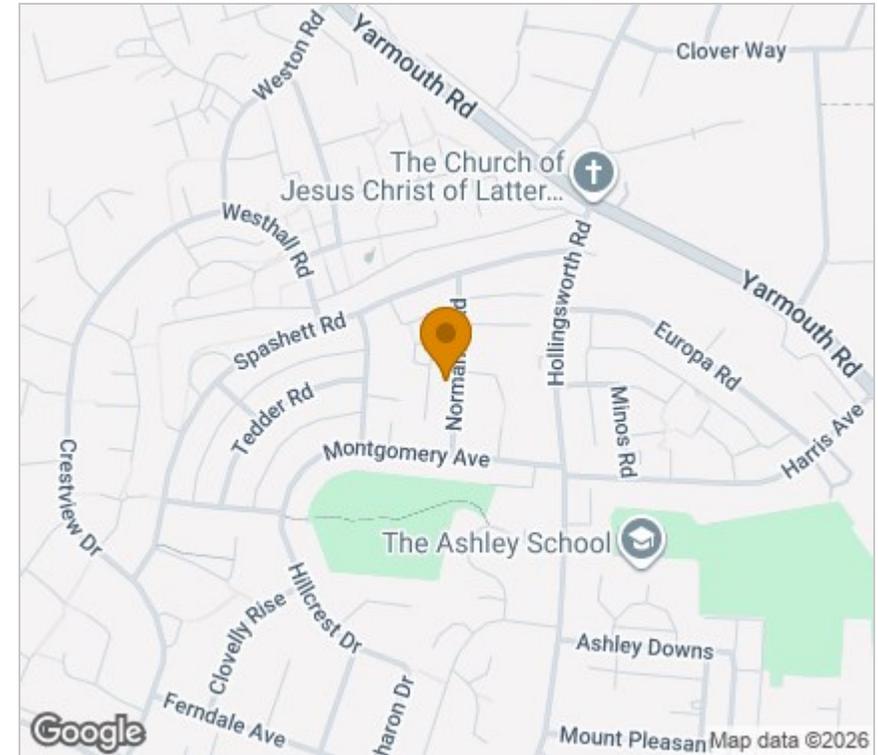
## Viewing

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

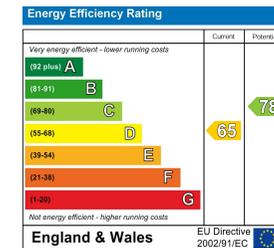
### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
 Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>  
 Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
 Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA