

Aldreds
Estate Agents



17 Lawson Road

Lowestoft, NR33 0ES

Offers Over £125,000



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Aldreds are delighted to offer this spacious end-terrace property situated in the highly sought-after South Lowestoft area, conveniently located within walking distance of Lowestoft's award-winning beaches and a range of local amenities. Offering versatile and generously proportioned accommodation throughout, the property comprises an inviting lounge, separate dining room, fitted kitchen, rear lobby, and a ground floor family bathroom. To the first floor, a central galleried landing provides access to three well-sized bedrooms, with an additional loft room leading off, offering excellent flexibility for a home office, hobby room, or occasional accommodation. Further benefits include uPVC double glazing and gas-fired central heating. The property does require some cosmetic updating and redecoration, presenting an excellent opportunity for buyers to personalise and add value. A full house clearance will be completed prior to completion. Representing exceptional value for money, this home offers significantly more living space than many similar properties in the area, thanks to the additional loft room alongside the three bedrooms. Externally, the property enjoys a private patio rear garden, ideal for bistro-style outdoor dining and entertaining. Offered with no onward chain, early viewing is highly recommended to fully appreciate the space and potential on offer.

Entrance Porch

Composite sealed unit entrance door.

Lounge

11'2" x 11'5" (3.42 x 3.5)

Laminate flooring, Upvc walk in bay window, power points, T.V point, radiator.

Inner Hallway

Laminate flooring, stairs off to the first floor.

Dining Room

11'3" x 9'9" (3.44 x 2.99)

Laminate flooring, Upvc window, radiator, power points, under stair recess.

Kitchen

12'5" x 6'2" (3.81 x 1.88)

Tiled effect vinyl flooring, range of fitted kitchen units with extended worktops, stainless steel sink with single drainer, power points, radiator, tiled splash backs, Upvc window.





Rear Lobby

Tiled effect vinyl flooring, wall mounted boiler, Upvc door leading out to the rear garden.

Family Bathroom

Tiled effect vinyl flooring, white bathroom suite comprising of a panel bath, low level W.C, pedestal sink, part tiled walls, Upvc window, extractor fan, radiator.

First Floor

Galleried landing, fitted carpet, power points, stairs leading up to the loft room.

Bedroom 1

11'0" x 11'5" (3.36 x 3.49)

Fitted carpet, Upvc window, power points, radiator.

En-Suite W.C

Tiled flooring, low level W.C, wall mounted sink.

Bedroom 2

8'11" x 11'4" (2.73 x 3.47)

Fitted carpet, Upvc window, radiator, power points, door leading to bedroom 3.

Bedroom 3

12'6" x 6'3" (3.83 x 1.92)

Laminate flooring, Upvc window, power points, radiator.

Loft Room

10'2" x 14'9" (3.1 x 4.5)

Laminate flooring, Upvc window, radiator, power points.

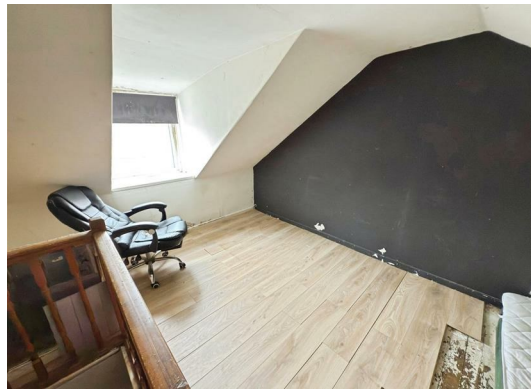
Outside

Outside To The Front

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

Outside To The Rear

There is an enclosed patio garden allowing ample space for bistro style dining. All enclosed by low level fencing.



Floor Plan



Area Map



Viewing

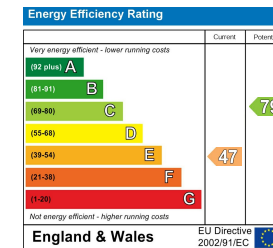
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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