



30 Maidstone Road

Lowestoft, NR32 2AZ

Asking Price £160,000



## 30 Maidstone Road

Lowestoft, NR32 2AZ

Aldreds are delighted to offer this spacious three bedroom family home, located in the highly sought-after North Lowestoft area, within walking distance of the railway station and the award-winning Lowestoft beaches. The property provides generous accommodation, featuring a large open-plan lounge/diner, a fitted kitchen and a ground floor bathroom complete with both bath and separate shower. To the first floor, there is a small landing three bedrooms and a separate WC. Externally, the rear garden is beautifully presented, featuring artificial turf and contemporary patio paving, along with two sheds and a timber summerhouse. Further benefits include gas central heating via a recently installed combination boiler and sealed unit double glazed windows throughout. Offered at a realistic asking price, early viewing is highly recommended to fully appreciate the space and location this property has to offer.

### Lounge/Diner

27'0" x 13'3" (8.23 x 4.06)

Fitted carpet, coved ceiling, double aspect uPVC windows, radiators, power points, tv point, feature fireplace, central galleried staircase leading to first floor, ample space for family size dining table and chairs.

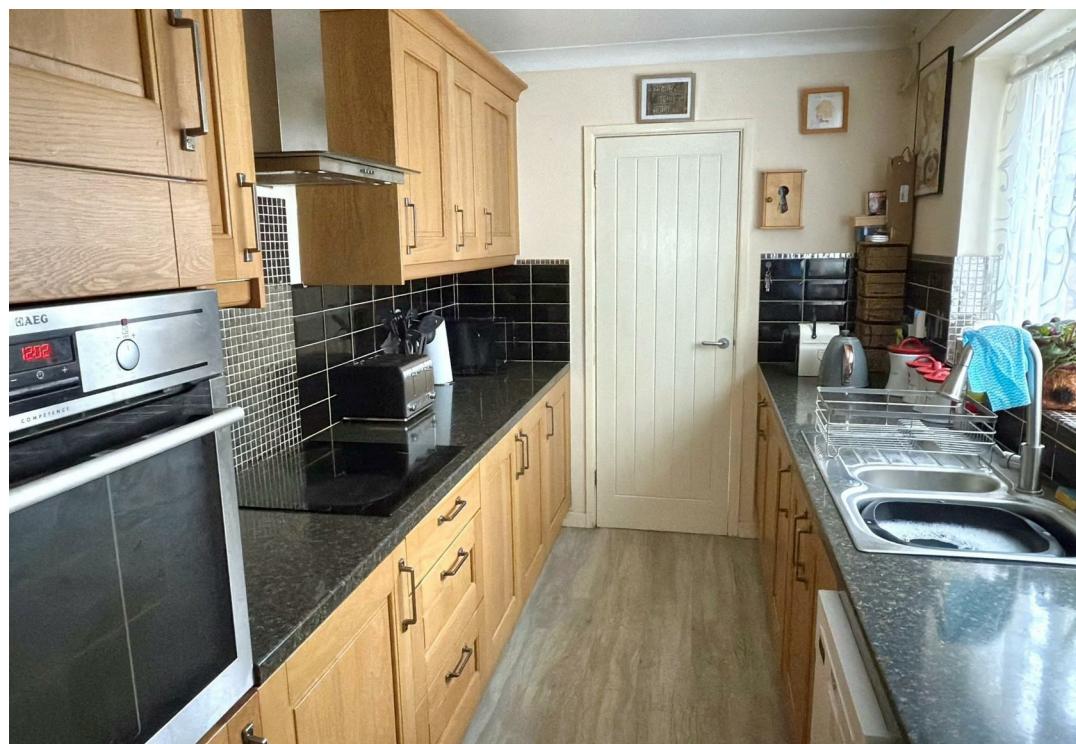
### Kitchen

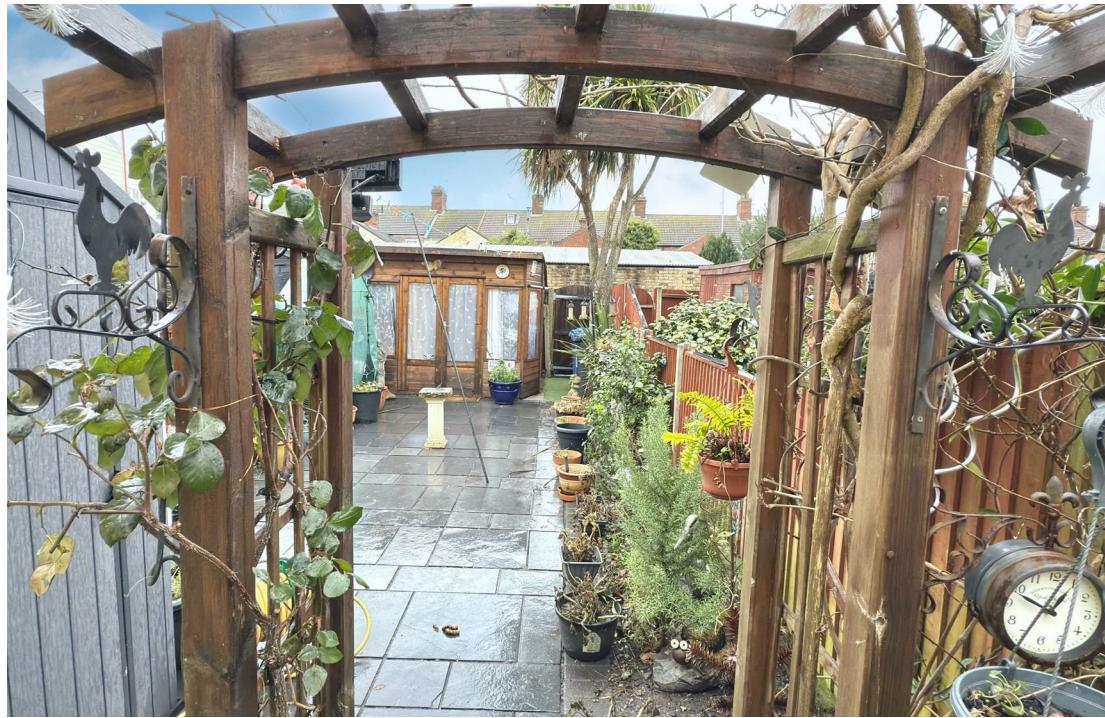
12'3" x 7'0" (3.75 x 2.15)

Timber effect vinyl flooring, a range of modern fitted kitchen units with extended work surfaces, double stainless steel sink with single drainer, tiled splashbacks, recess for all white goods including plumbing for a dishwasher & washing machine, eye level electric oven, four burner ceramic hob, extraction cooker hood, flat plastered and coved ceiling, uPVC window, power points.

### Lobby

Timber effect vinyl flooring, uPVC door leading out to the rear garden.





### Family Bathroom

Vinyl flooring, bath and shower suite comprising a fully tiled shower cubicle, panel bath with shower mixer tap, low level WC, pedestal sink, radiator, part tiled walls, uPVC window, extractor fan, flat plastered and coved ceiling with inset spotlighting.

### Landing

Fitted carpet.

### Bedroom 1

12'5" x 13'1" (3.81 x 4.01)

Fitted carpet, coved ceiling, fitted cupboard/wardrobe, radiator, power points, uPVC window, feature fireplace.

### Bedroom 2

11'1" x 13'1" (max) (3.39 x 4.01 (max))

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.

### First Floor WC

Timber effect vinyl flooring, pedestal sink, low level WC.

### Bedroom 3

12'1" x 6'11" (3.69 x 2.11)

Fitted carpet, radiator, power points, uPVC window, full length fitted cupboard housing the recently installed combination boiler (still under guarantee).

### Outside

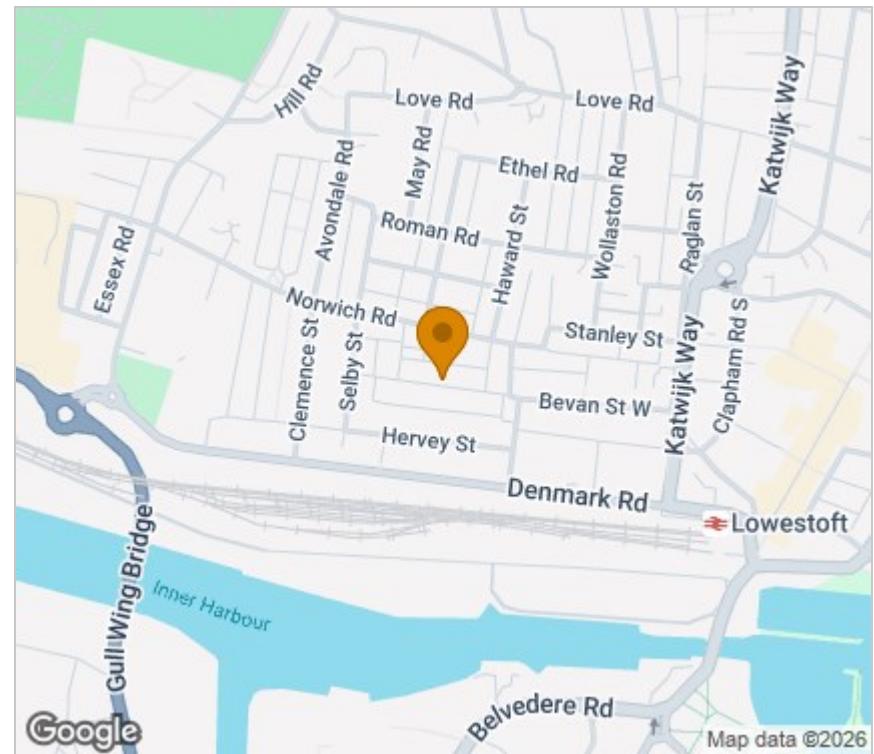
Outside to the front there is an enclosed front garden with footpath leading to front door. To the rear there is a beautifully presented garden with a very private rear aspect, laid to artificial grass with a modern patio seating area, timber and felt summerhouse and 2 sheds, all enclosed by high fencing.



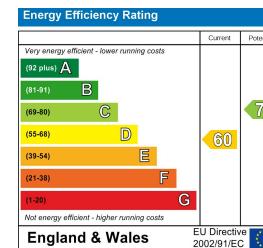
## Floor Plan



## 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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