



Aldreds

Estate Agents

21 Norfolk Street

Lowestoft, NR32 2HL

Offers Over £150,000



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Lowestoft, NR32 2HL

*** 3 Separate Double Bedrooms *** Aldreds are delighted to offer this spacious three bedroom, bay fronted family home, ideally situated in this highly desirable North Lowestoft location. The property is conveniently positioned within walking distance of the town centre, railway station and Lowestoft's award-winning beaches. Offering generous and versatile accommodation arranged over two floors, the property comprises an entrance hall, a spacious lounge leading through to an open-plan dining room, a fitted kitchen and a ground floor family bathroom. To the first floor, the landing provides access to three well proportioned double bedrooms, each benefiting from its own separate entrance from the landing. Outside, the rear of the property features a low-maintenance patio garden, providing an ideal space for relaxing or enjoying al fresco, bistro-style dining. Further benefits include gas central heating and uPVC double glazing. The current owners are undertaking redecoration works throughout, ensuring the property is presented fresh and clean for prospective purchasers. The property is offered for sale with no onward chain, and early viewing is highly recommended to appreciate the space, location and versatility this excellent family home has to offer.

Entrance Hall

Timber effect vinyl flooring, uPVC entrance door, radiator, stairs leading to first floor.

Lounge

14'7" x 10'9" (4.45 x 3.28)

Fitted carpet, flat plastered and coved ceiling, uPVC bay window, radiator, power points, TV point, feature fireplace, wide opening leading to:-

Dining Room

12'7" x 11'1" (3.84 x 3.39)

Timber effect vinyl flooring, flat plastered and coved ceiling, radiator, power points, double uPVC doors leading out to the rear garden, understairs storage cupboard.

Kitchen

11'3" x 8'11" (3.44 x 2.74)

Timber effect vinyl flooring, a full range of fitted kitchen units with extended work surfaces, double composite sink, uPVC window, built-in electric oven with five burner gas hob, tiled splashbacks, flat plastered ceiling with inset spotlighting, power points, radiator.

Utility Area

Fitted vinyl flooring, fitted wall units, roll top work surface, recess and plumbing for washing machine.





Family Bathroom

13'1" x 5'6" (3.99 x 1.68)

Fitted vinyl flooring, white bathroom suite comprising of a low level WC with enclosed cistern, vanity sink unit, shower set over an oversized bath enclosed by glass screen, full length feature radiator, extractor fan, vaulted ceiling with skylight, inset spotlighting, uPVC window.

Full Size Galleried Landing

Three double bedrooms leading separately off, fitted carpet, loft access with pull down ladder, full length storage cupboard.

Bedroom 1

12'6" x 13'4" (3.83 x 4.07)

Fitted carpet, flat plastered and coved ceiling, inset spotlighting, double aspect uPVC windows, power points, radiator, a full range of fitted wardrobes.

Bedroom 2

9'3" x 12'0" (2.82 x 3.66)

Fitted carpet, flat plastered and coved ceiling, power points, TV point, uPVC window, radiator.

Bedroom 3

11'6" x 8'5" (3.53 x 2.57)

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

Outside

To the front of the property there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a patio garden with timber and felt garden shed, ample space for bistro style dining, all enclosed by high walls and timber fencing with a very private rear aspect, vehicular rear access.

Tenure And Services

Freehold

Council Tax Band A

Mains Gas Electric Drains And Water

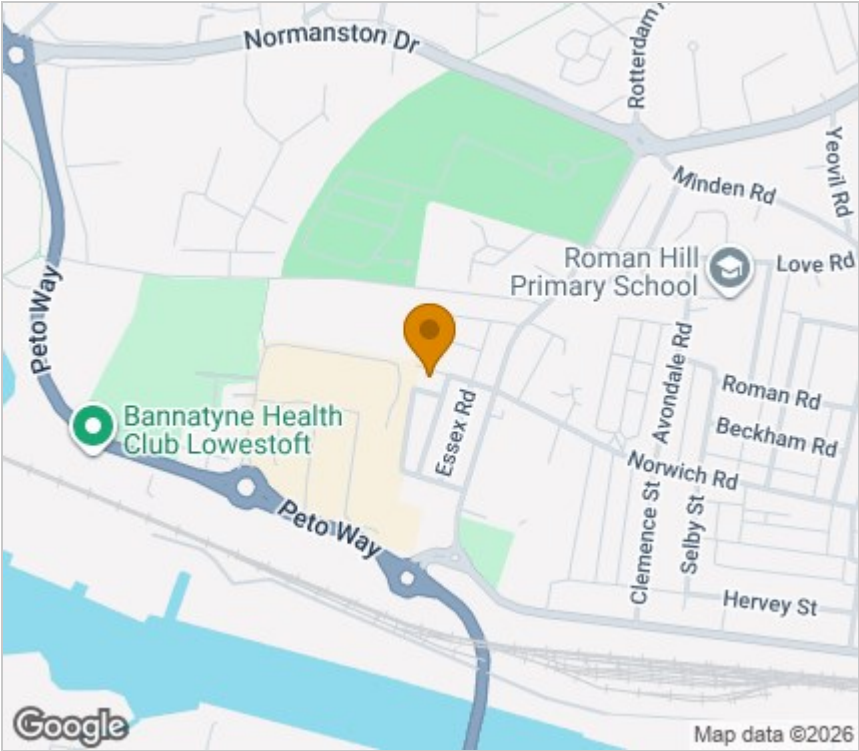
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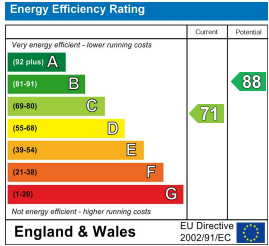
Floor Plan



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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