



Aldreds
Estate Agents

22 Diprose Drive

Lowestoft, NR32 4GB

Asking Price £200,000



22 Diprose Drive

Lowestoft, NR32 4GB

Aldreds are delighted to offer this modern two bedroom end terrace property situated in this very desirable North Lowestoft location on the Parkhill development. This outstanding property offers outstanding accommodation including an entrance hall, ground floor WC, fitted kitchen, open plan lounge/diner leading out to the fully heated conservatory. On the first floor there is a central galleried landing, two double bedrooms and a family bathroom. Outside to the front there is a brickweave driveway providing off road parking and to the side there is a further allocated parking bay providing further off road parking. To the rear there is a beautifully presented sunny rear garden with a very private non-overlooked aspect. Benefits also include gas fired central heating and uPVC double glazed windows. The property would be ideal as a family or first time purchase and an early viewing is strongly recommended.

Entrance Hall

Laminate flooring, coved ceiling, galleried staircase leading to the first floor, understairs storage cupboard, power points.

Cloakroom

Laminate flooring, cloakroom suite comprising of a wall mounted sink, low level WC, radiator, extractor fan.

Kitchen

6'9" x 12'1" (2.06 x 3.7)

Tile effect vinyl flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, recess and plumbing for a washing machine, recess for full length fridge/freezer, built in electric oven, matching four burner gas hob, enclosed extractor cooker hood, uPVC windows, modern energy efficient wall mounted boiler, radiator.

Lounge/Diner

12'1" x 13'2" (3.7 x 4.02)

Fitted carpet, coved ceiling, radiator, power points, tv point, double uPVC doors leading into:-





Conservatory

8'4" x 10'0" (2.56 x 3.05)

Fitted carpet, pitched polycarbonate roof, large aspect uPVC windows, fully heated with a radiator, power points, uPVC door leading out to rear garden.

Central Galleried Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space, power points.

Bedroom 1

9'2" x 11'2" (2.81 x 3.42)

Fitted carpet, coved ceiling, power points, uPVC window, radiator, two full length double fitted wardrobes.

Bedroom 2

9'0" x 11'2" (2.75 x 3.42)

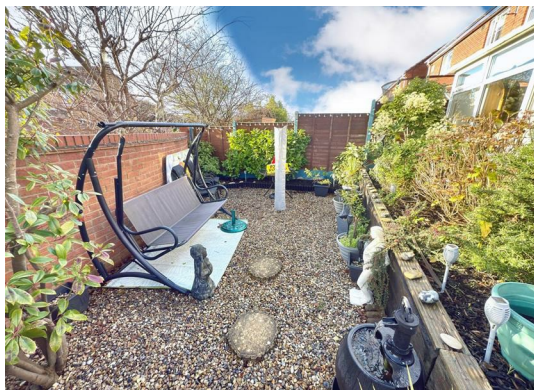
Fitted carpet, coved ceiling, double aspect uPVC windows, radiator, full length storage cupboard, double fitted wardrobe.

Family Bathroom

Tile effect vinyl flooring, bathroom suite comprising of a pedestal sink, low level WC, shower set over a panel bath, radiator, uPVC window, tiled splashbacks.

Outside

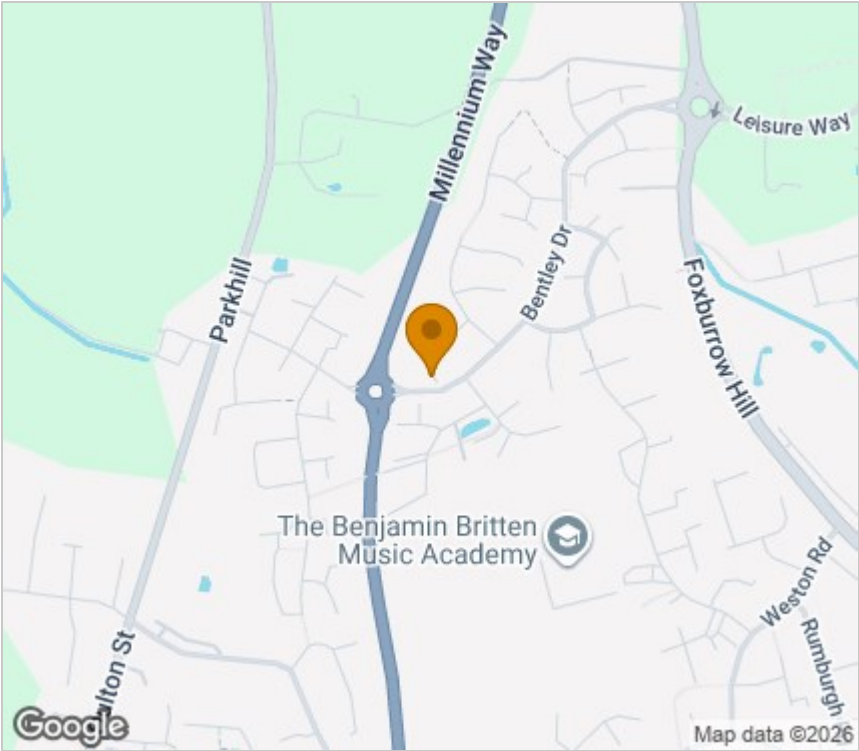
To the front of the property there is a brickweave driveway providing off road parking, further to the side there are allocated parking spaces providing parking for another two plus cars. To the rear of the property there is a beautifully presented garden laid to ornamental stone with a full range of flower and shrub borders, designated seating area, timber and felt garden shed, enclosed by high brick walls with side gate leading to parking area.



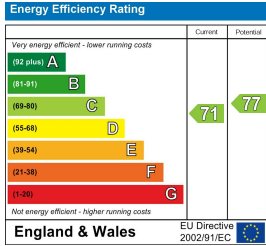
Floor Plan



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.

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.

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