



**Aldreds**  
Estate Agents

11 John Street

Lowestoft, NR33 0EX

Asking Price £180,000



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## 11 John Street

Lowestoft, NR33 0EX

Aldreds are delighted to offer this outstanding bay fronted family home situated in this very desirable location being just a few minutes walk from the award winning South Lowestoft beach. This spacious family property offers versatile accommodation including an entrance hall, 2 reception rooms, modern fitted kitchen, lobby area, ground floor bathroom. To the first floor there is a full size galleried landing and 3 separate double bedrooms. The current owners have maintained the property to an excellent standard throughout with tasteful neutral decorations, modern fixture and fittings and recently installed floor coverings that are included in the asking price. Benefits also include gas fired central heating fired by a modern energy efficient combination boiler. Upvc double glazed windows and the rear bathroom extension has had a recently installed flat roof which is fully insulated. Properties presented to this high standard set at this realistic asking price in this very desirable postcode rarely become for sale and an early viewing is highly recommended.

### Entrance Hall

Fitted carpet, Upvc entrance door, flat plastered ceiling, radiator, stairs off to the first floor, coved ceiling, original central cornice.

### Lounge

11'0" x 13'6" (3.37 x 4.14)

Fitted carpet, flat plastered and coved ceiling, walk in Upvc bay window, power points, radiator, T.V point.

### Dining Room

11'10" x 11'6" (3.61 x 3.52)

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, radiator, full length under stair storage cupboard.

### Kitchen

10'2" x 9'8" (3.12 x 2.95)

Timber effect vinyl flooring, flat plastered and coved ceiling, full range of modern fitted kitchen units, extended work surfaces, integral electric stainless steel oven with matching four burner gas hob, extraction cooker hood, tiled splash backs, recess for white goods including plumbing for washing machine and full length fridge freezer, wall mounted energy efficient combination boiler, Upvc window, stainless steel sink with single drainer.







### Lobby

Timber effect vinyl flooring, radiator, flat plastered and coved ceiling, full length storage cupboard, Upvc door leading to rear garden.

### Family Bathroom

7'5" x 8'9" (2.27 x 2.69)

Timber effect vinyl flooring, modern white bathroom suite comprising a shower set over panel bath enclosed by folding glass screen, pedestal sink, low level W.C, fully tiled walls, flat plastered and coved ceiling, Upvc window, full length heated towel rail.

### First Floor Landing

Central galleried landing, flat plastered and coved ceiling, 3 separate bedrooms leading off, storage cupboard.

### Bedroom 1

12'2" x 14'4" (3.71 x 4.37)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, original cast iron fireplace, T.V point.

### Bedroom 2

9'4" x 11'7" (2.87 x 3.55)

Fitted carpet, radiator, power points, flat plastered and coved ceiling, cast iron fireplace, Upvc window.

### Bedroom 3

9'8" x 9'3" (2.95 x 2.84)

Radiator, power points, T.V point, flat plastered and coved ceiling, Upvc window, loft access leading to insulated loft space.

### Outside To the Front

There is an enclosed front garden with footpath leading to front door.

### Outside To The Rear

There is a fully enclosed garden with private rear aspect laid to ornamental stones providing ample space for bistro style dining, pedestrian rear access which is all enclosed by high fencing.

### Agent Note

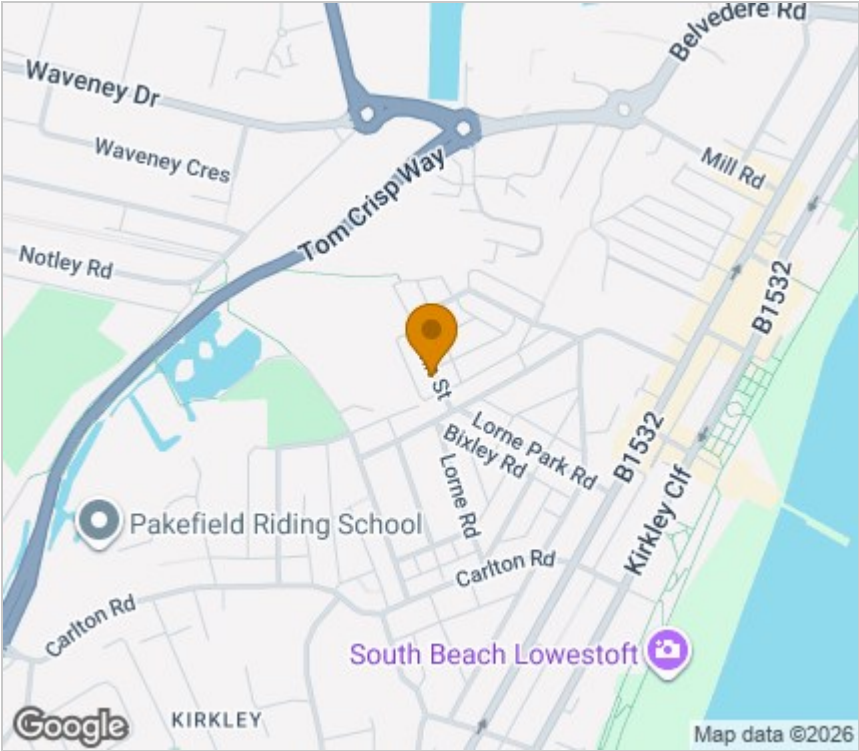
The property has had slight historic movement and has been fully repaired and strengthened there is a full up to date certificate of structural adequacy



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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