

**Aldreds**  
Estate Agents



11 Hillcrest Gardens

Lowestoft, NR32 4ED

Asking Price £270,000



## 11 Hillcrest Gardens

Lowestoft, NR32 4ED

Aldreds are delighted to present this attractive three-bedroom detached family home, ideally situated in a highly sought-after North Lowestoft location, within easy walking distance of local shops, schools, and amenities. The accommodation comprises a spacious lounge/dining room, a modern fitted kitchen, and a convenient ground-floor WC. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway providing ample off-road parking for multiple vehicles, together with a garage. To the rear is a generous, private garden, offering an ideal space for outdoor entertaining and family enjoyment. Representing excellent value for money, this wonderful home is perfectly suited to family living. Early viewing is highly recommended to fully appreciate all that this property has to offer.

### Entrance Hall

Wooden effect laminate flooring, Upvc entrance door, Upvc window, built in storage/cloaks cupboard, radiator, power points.

### Ground Floor W.C

Ceramic tiled flooring, low level W.C, basin, spot lights, extractor fan, towel rail,

### Lounge

19'10" x 10'11" (6.05 x 3.35)

Wooden effect laminate flooring, Upvc windows, radiator, spotlighting, T.V point, power points, flat plastered ceiling.

### Kitchen

9'10" x 8'5" (3.02 x 2.57)

Wooden effect laminate flooring, Upvc window, range of fitted units, power points, stainless sink with single drainer, integrated electric hob, stainless steel extractor fan, plumbing and recess for washing machine, space for fridge/freezer, radiator, power points,

### First Floor

Fitted carpet, Upvc window, power points, spot lights, loft access leading to insulated loft space, full length storage cupboard.





### Bedroom 1

11'1" x 10'11" (3.38 x 3.33)

Fitted carpet, radiator, power points, spot lights, Upvc window.

### Bedroom 2

11'6" x 8'3" (3.51 x 2.54)

Fitted carpet, Upvc window, radiator, power points.

### Bedroom 3

8'2" x 6'11" (2.49 x 2.11)

Fitted carpet, Upvc window, full length storage cupboard, power points, radiator.

### Family Bathroom

Ceramic tiled flooring, Upvc window, part tiled walls, panel bath with shower over, low level W.C, wash basin with vanity unit, spotlights, heated towel rail.

### Outside To The Front

The garden is enclosed by a low level brick wall with concrete driveway leading to the garage. decorative gravelling, range of flowers, shrubs and bushes. side gate leading to rear garden.

### Outside To The Rear

The garden is mostly laid to lawn and is low maintenance which is enclosed by high fencing, Range of flowers, bushes & shrubs, gravel area, side gate leading to driveway and door leading in the brick built garage.

### Garage

### Services

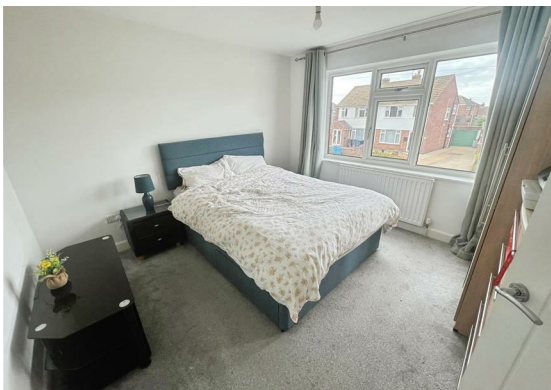
Main Gas, electric, water, and drainage

### Tenure

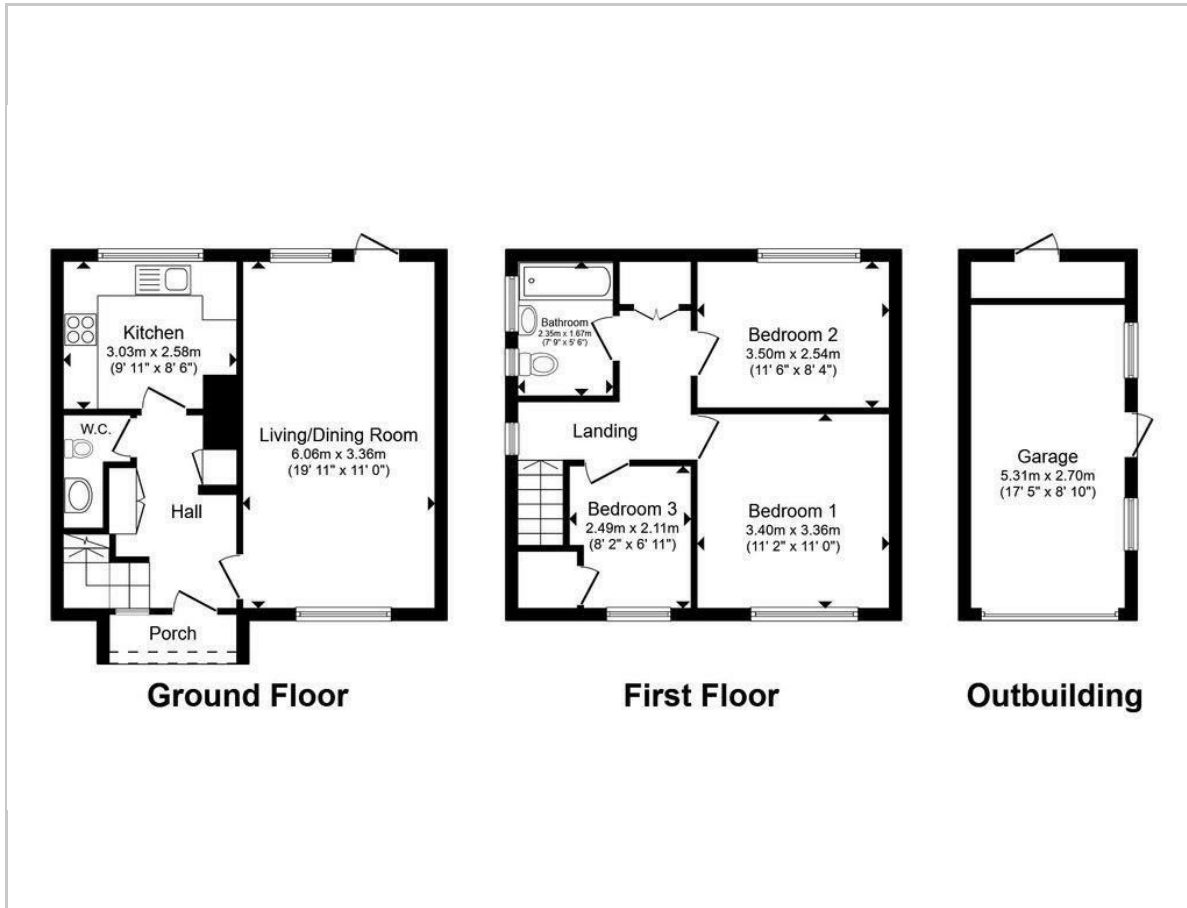
Freehold

### Council Tax

East Suffolk council Band C



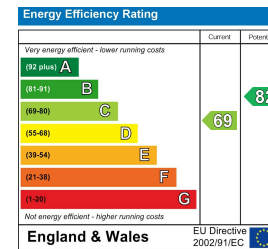
## Floor Plan



## 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](mailto: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