

**Aldreds**  
Estate Agents



67 Park Road  
Lowestoft, NR32 1SP

Asking Price £250,000



# 67 Park Road

Lowestoft, NR32 1SP

Aldreds are delighted to offer this four bedroom double bay fronted period property situated in this very desirable North Lowestoft location being within walking distance of the Sparrow's Nest park and the North Lowestoft beach. The property is presented to an excellent standard throughout with quality fixtures and fittings the spacious versatile family accommodation includes an entrance hall with a feature galleried staircase, spacious lounge, open plan kitchen/diner, ground floor shower room and utility room along with a separate dining room that could be used as bedroom four. On the first floor there is a split level galleried landing with three separate double bedrooms leading off and a second family bathroom. Benefits also include gas fired central heating, uPVC double glazed windows. Outside there is a very well presented rear garden which is laid to modern patio stones with a garage with up and over door. Early viewing is strongly recommended to appreciate the quality of this outstanding family home.

## Wide Entrance Hall

Fitted carpet, coved ceiling, galleried staircase leading to first floor, composite sealed unit double glazed entrance door, radiator, power points, full length understairs storage cupboard.

## Lounge

13'3" x 15'4" (4.06 x 4.69)

Fitted carpet, uPVC walk-in bay window, high skirting boards, power points, tv point, original coving, radiator, timber fireplace with marble effect hearth and inset and living flame electric fire.

## Formal Dining Room/Bedroom 4

12'11" x 10'1" (3.96 x 3.08)

Fitted carpet, coved ceiling, full length cupboard, radiator, power points, tv point.

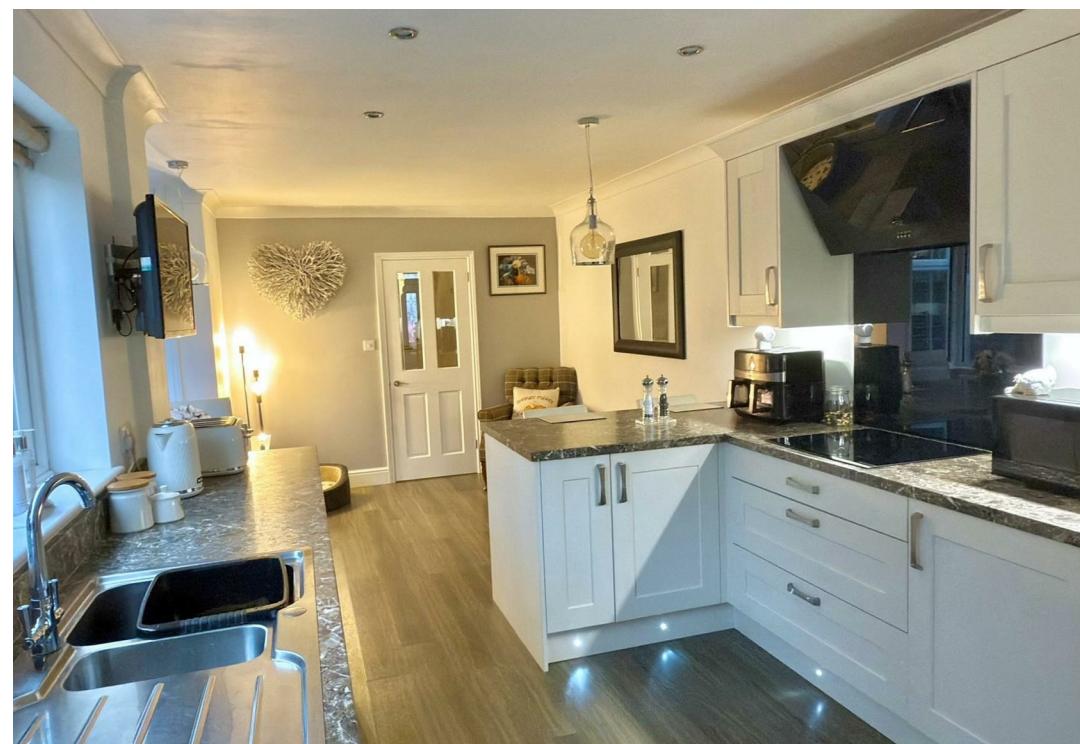
## Kitchen/Diner

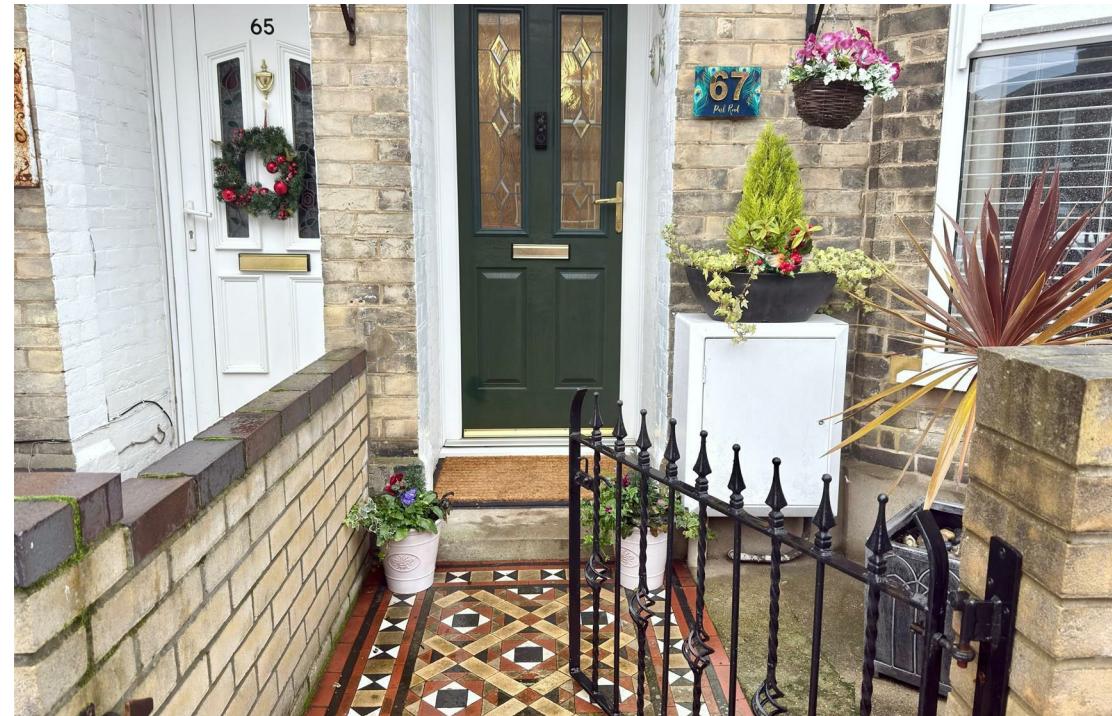
21'9" x 12'3" (6.64 x 3.74 )

Laminate flooring, ample space for family size dining table and chairs in the designated dining area, the dining space has a uPVC walk-in bay window, flat plastered and coved ceiling, radiator. The kitchen area has laminate flooring, a full range of quality modern fitted kitchen units, a full range of integrated appliances including fridge/freezer, dishwasher, eye level double electric oven, Bosch ceramic hob, vertical extraction cooker hood, roll top breakfast bar, power points, double stainless sink with single drainer, inset spotlighting, large aspect uPVC window, full length feature radiator.

## Rear Hallway

Laminate flooring, uPVC window, uPVC door leading out to rear garden.





### Utility Room

Tile effect vinyl flooring, extended work surface, fitted base and wall units, recess for white goods, plumbing for a washing machine, space for a tumble dryer, power points, wall mounted combination boiler, uPVC window.

### Shower Room

Ceramic tiled flooring, shower suite comprising of a fully tiled shower cubicle, low level WC, vanity sink unit, fully tiled walls, skylight, flat plastered ceiling, radiator.

### Split Level Galleried Landing

Radiator, loft access leading to insulated loft space, full length cupboard, power points.

### Bedroom 1

16'1" x 15'9" (4.91 x 4.81)

Fitted carpet, original coving, walk-in uPVC bay window, radiator, power points.

### Bedroom 2

10'5" x 13'1" (3.2 x 4.01)

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

### Bedroom 3

12'11" x 9'3" (3.96 x 2.83)

Fitted carpet, radiator, uPVC window, power points, tv point, coved ceiling.

### Family Bathroom

Vinyl flooring, white bathroom suite comprising of a panel bath with shower mixer tap, pedestal sink, low level WC, fully tiled walls, uPVC window, radiator, towel rail.

### Outside

To the front of the property there is an enclosed front garden with original tiled footpath leading to front door. Outside to the rear there is a beautifully presented garden which has recently been laid with patio slabs, shingle borders, garage with up and over door, enclosed by high walls and timber fencing.

### Tenure

Freehold

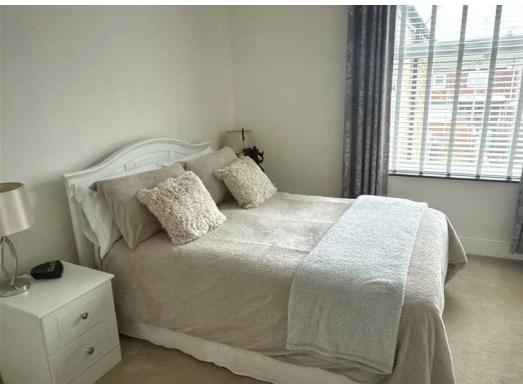
### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'B'

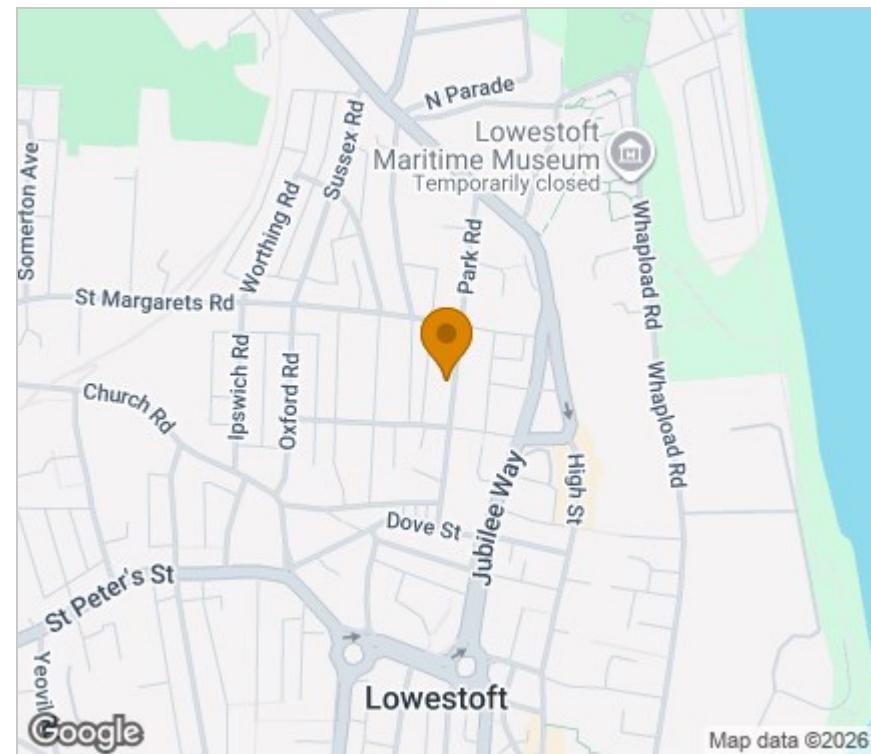
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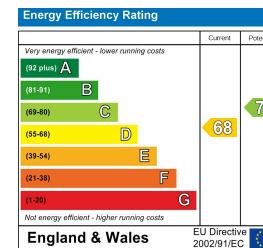
## Floor Plan



## 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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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/>

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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA