27 Beresford Road

Lowestoft, NR32 2NQ

Asking Price £160,000

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Lowestoft, NR32 2NQ

Aldreds are delighted to offer this substantial bay-fronted property, ideally situated in a highly convenient North Lowestoft location. Formerly a three-bedroom home, the property has been thoughtfully reconfigured to provide two generous double bedrooms and an impressive first-floor family bathroom. The property retains a wealth of original character and charm, including attractive cast-iron fireplaces and beautiful stained-glass windows, complemented by the practical benefits of gas-fired central heating and uPVC double glazing. Conveniently located within walking distance of Lowestoft's award-winning beach, town centre and railway station, offering direct links to Norwich city centre, the property is also well placed for a good selection of local schools and everyday amenities. Offering spacious accommodation, period features and an excellent location, this impressive home represents exceptional value for money. An early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Solid timber flooring, stained glass entrance door, radiator, stairs leading to the first floor, understairs storage cupboard.

Lounge/Diner

26'7" x 10'8" (8.11 x 3.27)

Parquet flooring, power points, TV point, uPVC walk-in bay window, beautiful central fireplace with timber surround, two radiators, ample space for dining table and chairs, uPVC window.

Kitchen

10'9" x 8'8" (3.3 x 2.65)

Ceramic tiled flooring, a range of fitted kitchen units with solid timber work surfaces, ceramic Butler style sink, tiled splashbacks, power points, recess for gas cooker, extraction cooker hood, power points, uPVC window, radiator, wide opening leading to:-

Utility Area

Ceramic tiled flooring, recess for all white goods including plumbing for a washing machine, power points, uPVC door leading out to the rear garden.

Central Galleried Landing

Fitted carpet, stained glass window.

Bedroom 1

14'1" x 14'2" (4.31 x 4.33)

Painted floorboards, coved ceiling, uPVC walk-in bay window, power points, original cast iron fireplace, radiator.

Bedroom 2

10'11" x 11'10" (3.35 x 3.61)

Stripped and varnished floorboards, uPVC window, original cast iron fireplace, power points, radiator, TV point.

Family Bathroom

8'9" x 11'10" (2.67 x 3.61)

Ceramic tiled flooring, a modern bath and shower suite comprising of a freestanding bath, double length shower cubicle, vanity sink unit, low level WC with enclosed cistern, feature radiator, full length cupboard housing the modern combination boiler, uPVC window, inset spotlighting, extractor fan, loft access leading to insulated loft space, fully tiled walls, heated towel rail.

Outside

To the front of the property there is an enclosed front garden with original tiled footpath leading to the front door. Outside to the rear there is a beautifully presented garden with a very private rear aspect, ample space for bistro style dining, laid to patio stone and ornamental slate.

Tenure And Services

Freehold

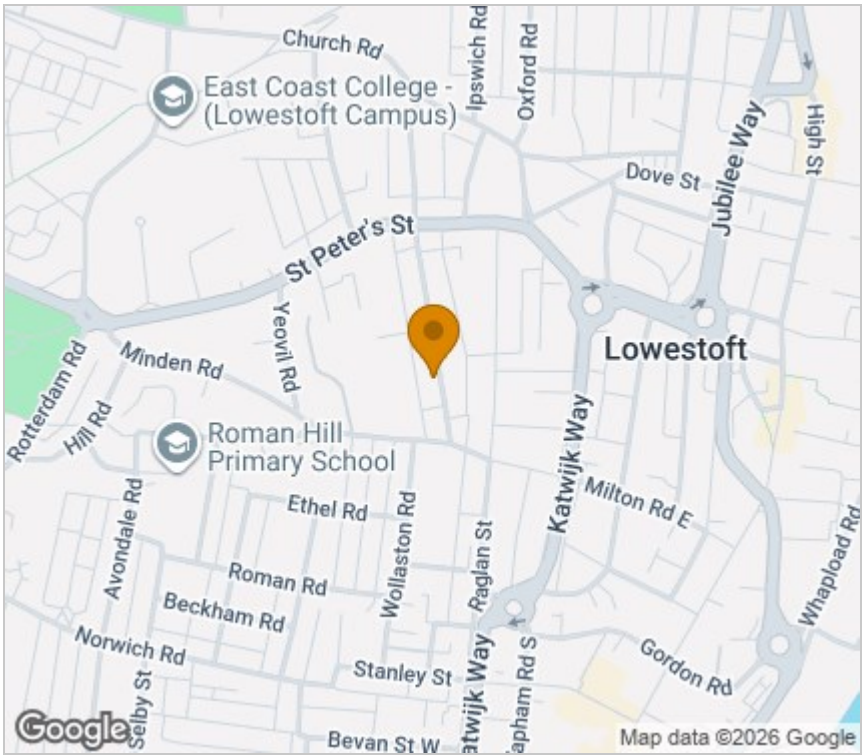
Council Tax Band A

Mains Electric Gas Drains And Water

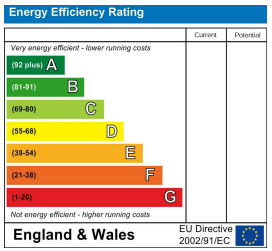
Ref: L2735/10/26

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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