

Aldreds
Estate Agents

39 Somerton Avenue

Lowestoft, NR32 4EZ

Asking Price £175,000

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Aldreds are delighted to offer this beautifully maintained Warnes-built home, situated in one of North Lowestoft's most desirable locations and within easy walking distance of a wide range of local amenities. The current owners have significantly improved the property to an excellent standard throughout including a stylish fitted kitchen, modern ground floor shower room, tasteful neutral décor, contemporary floor coverings, a brand new combination boiler and uPVC sealed unit double glazed windows and doors. The spacious accommodation comprises a hallway entrance, lounge, generous dining room with patio doors opening onto the rear garden, modern fitted kitchen, useful lobby/utility area and a ground floor shower room. To the first floor, there is a landing leading to two double bedrooms. Externally, the property benefits from a well maintained front garden, while the generous rear garden is a west facing predominantly laid to lawn and further benefits from a rear driveway providing ample off road parking. Properties presented to this high standard in this popular location rarely come to the market and an early viewing is strongly recommended to fully appreciate all that this lovely home has to offer. *** NO CHAIN ***

Entrance Hall

Laminate flooring, glazed entrance door, radiator.

Lounge

11'9" x 10'6" (3.60 x 3.22)

Fitted carpet, coved ceiling, uPVC window, TV point, radiator, feature fireplace with living flame electric fire.

Dining Room

10'9" x 12'2" (3.28 x 3.71)

Laminate flooring, power points, radiator, uPVC glazed door leading to the rear garden, enclosed staircase leading to first floor, understairs storage cupboard.

Kitchen

8'2" x 7'8" (2.51 x 2.35)

Laminate flooring, a full range of recently installed kitchen units with extended timber work surfaces, stainless steel sink with single drainer, built-in eye level stainless steel electric oven, four burner ceramic hob, extraction cooker hood, stainless steel effect splashback, recess for white goods including plumbing for a washing machine, spotlighting, radiator, power points.















Rear Lobby

Laminate flooring, power points, recess for full length fridge/freezer, uPVC door leading to rear garden.

Shower Room

Open plan shower cubicle enclosed by glass screen, low level WC, wall mounted sink, tiled splashbacks, extractor fan, uPVC window, full length heated towel rail.

Landing

Fitted carpet, loft access leading to insulated loft space.

Bedroom 1

12'2" x 13'5" (3.73 x 4.11)

Fitted carpet, picture rails, double aspect uPVC windows, radiator, power points, original fireplace.

Bedroom 2

10'1" x 11'8" (3.08 x 3.58)

Fitted carpet, flat plastered ceiling, picture rail, power points, radiator, uPVC window, full length storage cupboard housing the newly installed gas combination boiler.

Outside

To the front of the property there is a beautifully presented garden with a range of shrubs, laid to ornamental bark, enclosed by timber picket fencing with footpath leading to the front door. Outside to the rear there is a beautiful west facing garden which is laid to lawn, ornamental stone borders, concrete footpath, all enclosed by high timber fencing. Further to the rear there is a driveway providing off road parking, timber gated access.

Tenure And Services

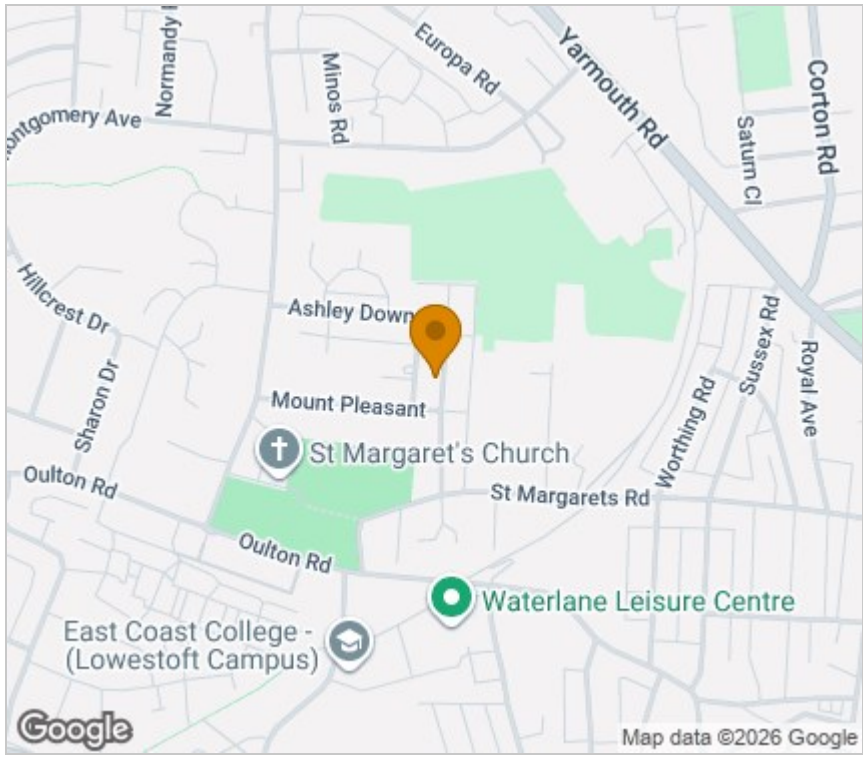
Freehold
Council Tax Band - A
Mains Gas Electric Drains And Water

Ref: L2745/11/26

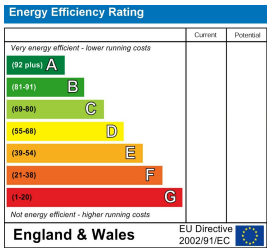
Floor Plan



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.

Disclaimer
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