



Aldreds
Estate Agents

99 Worthing Road

North Lowestoft, Lowestoft, NR32 4HB

Offers Over £190,000



99 Worthing Road

North Lowestoft, Lowestoft,

NR30 4JL

*** A SUPERB CHARACTER HOME *** Stunning 3 bedroom family house with many original and innkeeping features. The substantial living space includes an impressive entrance hall, open plan kitchen diner, Spacious kitchen, Family bathroom and separate WC, The first floor comprises of a central gallery landing and 3 double bedrooms. The outside rear has a garden laid to West facing timber decking backing on to the old railway meaning nothing overlooks from the rear. There are also the benefits of gas central heating and Georgian styled Upvc double glazed windows. A must see property that really will make a lovely family home. ** EARLY VIEWING ADVISED **

Long Entrance Hall

Stripped floorboards, stained glass entrance door, radiator, galleried staircase leading to first floor, under stair storage, door leading to rear garden.

Open Plan Lounge/Diner

12'5" x 26'7" (3.79 x 8.11)

Fitted carpet, Upvc bay window, power points, T.V point, radiator, cast iron fireplace, ample space for family dining table and chairs.

Kitchen

11'9" x 9'3" (3.59 x 2.84)

Ceramic tiled flooring, full range of modern fitted kitchen units , roll top work surfaces, tiled splash backs, range gas cooker, stainless steel splash back, extraction cooker hood included in the asking price, recess for white goods including plumbing for washing machine, ceramic butler style sink, Upvc window, radiator, integral appliances including fridge/freezer and dishwasher.

Rear Lobby

Ceramic tiled flooring, Upvc window, full length storage cupboard.

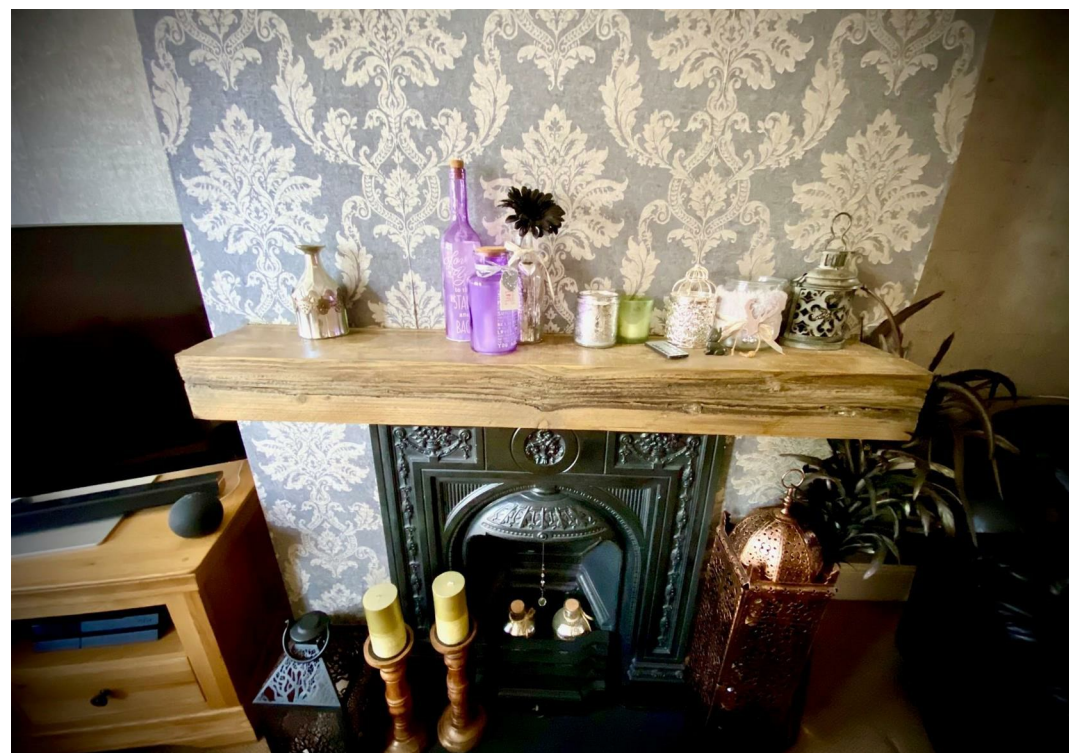
Family Bathroom

Ceramic tiled flooring, shower set over a p-shaped bath, wall mounted sink, tiled splash backs, radiator, Upvc window, spot lighting.

Separate W.C

Ceramic tiled flooring, low level W.C, Upvc window, radiator, spot lighting.

First Floor





Full sized Central Galleried Landing

Stripped floor boarding, Upvc window, loft access leading in to insulated loft space.

Bedroom 1

12'9" x 12'5" (3.90 x 3.79)

Stripped floor boarding, cast iron fireplace, T.V point, power points, Upvc window, radiator.

Bedroom 2

9'4" x 12'2" (2.87 x 3.72)

Stripped floor boarding, radiator, power points, original cast iron fireplace, upvc window.

Bedroom 3

10'6" x 9'0" (3.22 x 2.75)

Fitted carpet, radiator, power points, Upvc window.

Outside To The Front

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

Outside To The Rear

There is a beautifully presented west facing garden with raised timber decked seating area, timber and felt garden shed/workshop, ample space for outside dining table and chairs, pedestrian rear access, garden is none overlooked to the rear backing on to the former railway lines.

Tenure And Services

Freehold

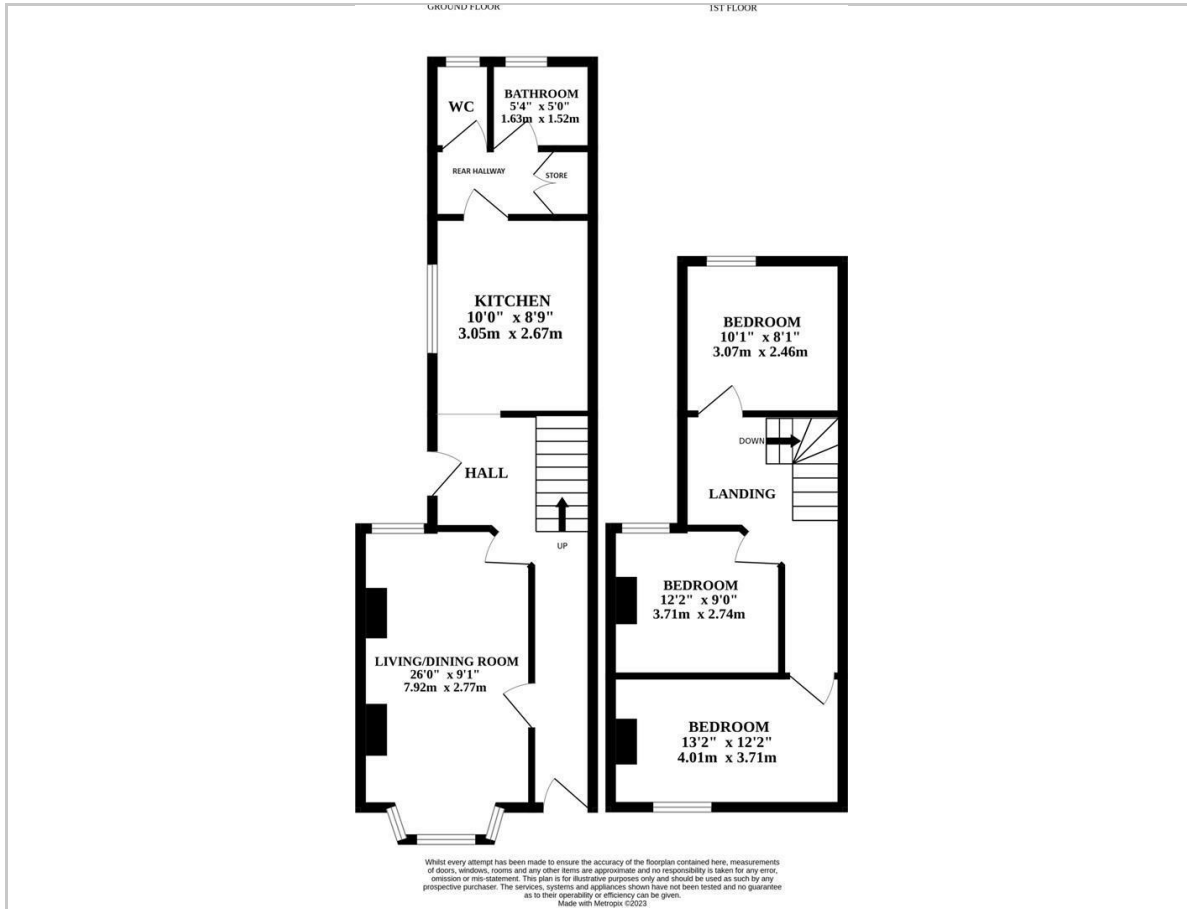
Council Tax Band A

Mains Water And Drainage

Mains Electricity And Gas



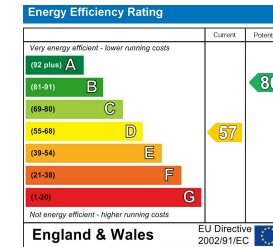
Floor Plan



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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