



36 Minden Road Lowestoft, NR32 2NS

£190,000



Aldreds are delighted to offer this superb 3 bedroomed family home situated in this very desirable North Lowestoft location. This property really has got lots to offer for family living, including a large lounge/diner, fitted kitchen, ground floor W.C and separate utility area. To the first floor there is a full size galleried landing, 3 separate bedrooms and a family bathroom. The beautiful outside space includes a driveway providing off road parking and a lovely lawned garden to the rear which is fully enclosed by high fencing. There are also the benefits of Upvc windows and gas central heating fired by a modern combination boiler. Offering outstanding value for money making for a perfect family home. Early viewing is strongly recommended.



Entrance Hall

Fitted carpet, stairs off to the first floor, full length walk in storage cupboard, radiator.

Lounge/Diner 11'1" x 17'0" (3.4 x 5.2)

Fitted carpet, picture rails, double aspect Upvc windows, radiator, power points, T.V point, modern timber fireplace with marble effect inset hearth with living flame electric fire.

Kitchen 6'7" x 9'4" (2.01 x 2.87)

Fitted flooring, range of solid timber kitchen units, extended work surfaces, poly carbonate sink with single drainer, tiled splash backs, power points, radiator, extraction cooker hood, electric cooker point.

Utility Room

Recess for all white goods including plumbing for washing machine, extended roll top work surfaces.

Rear Lobby

Fitted carpet, full length walk in pantry cupboard.

Cloakroom

Fitted flooring, cloakroom suite comprising of a low level W.C, radiator.

First Floor

Full size central galleried landing, radiator, Upvc window, galleried staircase, full length walk in cupboard housing the modern energy efficient combination boiler.

Bedroom 1 11'6" x 9'8" (3.52 x 2.97)

Fitted carpet, Upvc window, radiator, power points, original cast iron fireplace.

Bedroom 2 10'4" x 11'0" (3.17 x 3.36)

Fitted carpet, Upvc window, radiator, power points, T.V point, cast iron fireplace.

Bedroom 3 11'3" x 5'10" (3.44 x 1.8)

Fitted carpet, radiator, Upvc window, power points, T.V point.

Family Bathroom

Fitted flooring, white bathroom suite comprising of a panel bath, low level W.C, pedestal sink, tiled splash backs, radiator, Upvc window.

Tenure And Services

Freehold
Mains Electric Gas Drainage And Water
Council Tax Band A

Outside To The Front

There is a fully enclosed garden laid to shingle, with concrete driveway providing off road parking.

Outside To The Rear

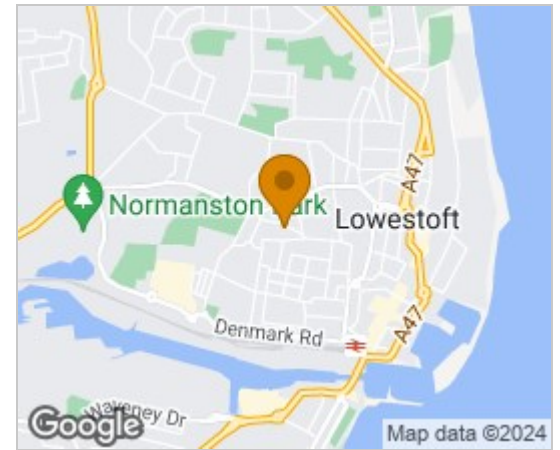
There is a beautifully presented and private lawned garden with a range of flowers and shrubs, timber and felt garden shed, shingled footpath. All enclosed by high timber fencing.

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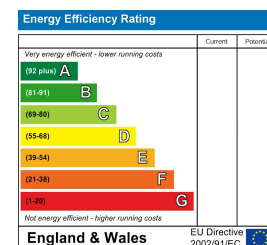
Area Map



Floor Plans



Energy Efficiency Graph



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