



## 55 Hollingsworth Road

Lowestoft, NR32 4AU

£180,000



Aldreds are delighted to offer this 3 bedroomed very spacious family home with a large lawned garden to the rear. Offering outstanding value for money and being presented to an excellent standard throughout. The versatile accommodation includes a wide entrance hall, spacious lounge, open plan kitchen/diner leading out to conservatory, ground floor W.C. To the first floor there is a central landing, 3 good size bedrooms and a family bathroom. There are also the benefits of gas fired central heating and Upvc double glazed windows and doors. A property that really does offer outstanding value for money, making the perfect family home. Early viewing strongly advised.



### Wide Entrance Hall

Laminate flooring, galleried staircase off to the first floor, radiator, sealed unit double glazed entrance door, sealed unit double glazed window, under stair storage cupboard.

### Lounge 13'10" x 12'11" (4.23 x 3.96)

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

### Open Plan Kitchen/Diner 10'10" x 19'5" (3.31 x 5.93)

Ceramic tiled flooring, full range of modern quality fitted kitchen units, solid timber work surfaces, double stainless steel sink with single drainer, inbuilt eye level double electric oven, matching four burner gas hob, extraction cooker hood, tiled splash backs, recess and plumbing for washing machine & dishwasher, integral fridge/freezer, double aspect Upvc windows, flat plastered and coved ceiling, power points, T.V point, radiator, ample size dining table and chairs, Upvc door leading into conservatory.

### Upvc Conservatory 10'10" x 19'3" (3.32 x 5.88)

Ceramic tiled flooring, poly carbonate roof, large aspect Upvc windows, power points, door leading out to the rear garden.

### Cloakroom

Ceramic tiled flooring, fully tiled walls, low level W.C.

### First Floor

Full sized central galleried landing, fitted carpet, loft access leading to insulated loft space, full length storage cupboard.

### Bedroom 1 12'4" x 12'6" (3.78 x 3.82)

Laminate flooring, coved ceiling, Upvc window, radiator, power points, T.V point.

### Bedroom 2 13'10" x 8'8" (4.22 x 2.66)

Fitted carpet, power points, radiator, Upvc window, full length storage cupboard which houses modern energy efficient combination boiler.

### Bedroom 3 9'0" x 10'1" (2.75 x 3.09)

Fitted carpet, radiator, power points, storage recess, Upvc window.

### Family Bathroom

Laminate flooring, modern white bathroom suite comprising of shower set over a panel bath, low level W.C, vanity sink unit, part tiled walls, extractor fan, inset spot lighting, Upvc window.

### Tenure And Services

Freehold

Council Tax Band A

Mains Electric Gas Water & Drainage

### Outside To The Front

There is a fully enclosed low maintenance garden which is laid to ornamental stones with concrete footpath leading to the front door.

### Outside To The Rear

There is a very spacious lawned garden with timber and felt summer house, seating area, enclosed by high fencing. There is vehicular rear access giving the options for off road parking or garage space subject to the appropriate planning permission.

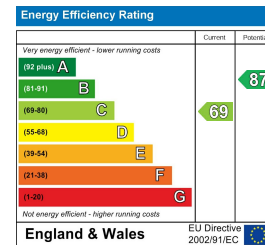
## Area Map



## Floor Plans



## Energy Efficiency Graph



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