



7 Beeching Drive

Lowestoft, NR32 4TB

£410,000



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Entrance Porch

Double Upvc entrance doors, laminate flooring.

Wide Entrance Hall

Laminate flooring, galleried staircase to first floor, radiator, telephone socket, under stair storage cupboard.

Cloakroom

Ceramic tiled flooring, low level W.C, pedestal sink, tiled splash backs.

Lounge

12'9" x 22'8" (3.91 x 6.93)

Fitted carpet, flat plastered and coved ceiling, modern fireplace with living flame electric fire, T.V point, power points, radiators, double aspect Upvc windows including sliding patio doors leading to conservatory.

Conservatory

10'6" x 10'7" (3.22 x 3.25)

Ceramic tiled flooring, pitched glass roof, large aspect Upvc windows, double patio style doors leading out to the rear garden.

Kitchen/Diner

12'2" x 25'3" (3.72 x 7.72)

Laminate flooring, range of modern fitted

kitchen units, extended work surfaces, eye level Neff double oven, four burner ceramic hob, Neff stainless steel extraction cooker hood, tiled splash backs, power points, double aspect Upvc windows, feature full length radiator, Upvc door leading to side garden, ample space for family size dining table and chairs.

Utility Room

Laminate flooring, full range of modern fitted base units, extended work surfaces, recess for all white goods including plumbing for washing machine, Upvc window, Upvc door leading to rear garden, double sink.

First Floor

Central galleried landing, fitted carpet, flat plastered and coved ceiling, radiator, power points, loft access leading to insulated loft space.

Bedroom 1

11'6" x 12'7" (3.52 x 3.86)

Fitted carpet, flat plastered and coved ceiling, double fitted wardrobe, Upvc window, radiator, power points.

En Suite Shower Room

Ceramic tiled flooring, shower suite comprising

of fully tiled shower cubicle, pedestal sink, low level W.C, fully tiled walls, Upvc window.

Bedroom 2

13'2" x 11'4" (4.02 x 3.46)

Fitted carpet, flat plastered and coved ceiling, double fitted wardrobe, Upvc window, radiator, power points, T.V point.

Bedroom 3

11'8" x 10'3" (3.56 x 3.13)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, Upvc window, double fitted wardrobe.

Bedroom 4

15'1" x 8'1" (4.6 x 2.47)

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, radiator, double fitted wardrobe.

Family Bathroom/Shower Room

Ceramic tiled flooring, bath and shower suite comprising of an oversized fully tiled shower

cubicle, panel bath, vanity sink unit, low level W.C, radiator, fully tiled walls, Upvc window.

Tenure And Services

Freehold

Mains Electric Gas Water And Drains

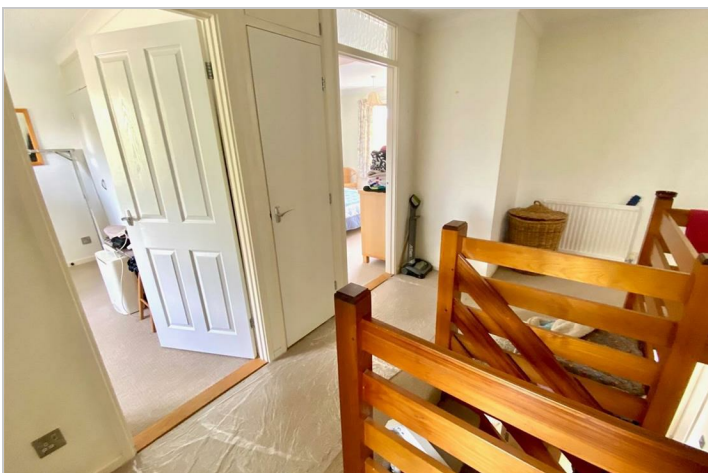
Council Tax Band - E

Outside To The Front

There is a large brick weave driveway with an entrance and an exit, stoned border with a range of shrubs. The driveway extends and leads to a detached brick built oversized garage with power points and lighting.

Outside To The Rear

There is a fully enclosed and private lawned garden, flower and shrub borders, spacious patio seating area, timber and felt garden shed, enclosed by high fences and shrubs, with side access leading to front driveway.



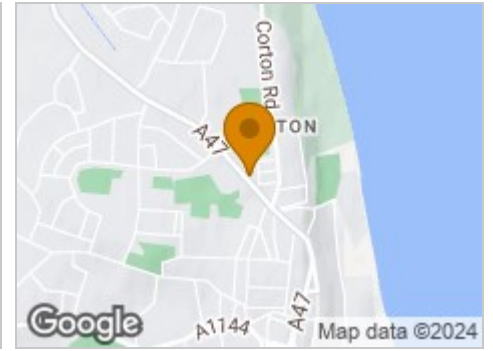
Road Map



Hybrid Map



Terrain Map



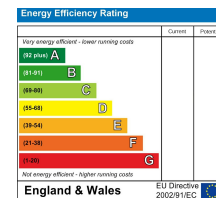
Floor Plan



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.

Energy Efficiency Graph



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