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PROPERTY DESCRIPTION:

A 3 bedroom linked detached family home situated in a sought after location and comprising: Entrance porch, entrance hall, ground floor cloakroom, living, good size kitchen/dining room, spacious family room, utility room, 3 good size bedrooms, modern family bathroom, gas heating to radiators, off street parking, good size family garden to rear and garage

Yarmouth Road
Lowestoft NR32 4AF

Offers in Excess of £215,000



ACCOMMODATION

Entrance Porch:

Double glazed sliding patio door, glazed door to:

Entrance Hall:

Cupboard housing meter, radiator, cove and textured ceiling

Ground Floor Cloakroom:

Low level W.C, wash hand basin, window to front

Living Room: 15' 1" x 13' 0" (4.60m x 3.95m)

Bow window to front, radiator, television point, television point

Good Size Kitchen/Diner: 17' 9" x 8' 11" (5.40m x 2.73m)

Comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, 4 ring electric hob, built in double oven/grill, radiator, bow window to side, laminate flooring, under stairs storage cupboard, clad ceiling, doors to:

Spacious Family Room: 17' 11" x 11' 8" (5.47m x 3.55m)

Sliding patio doors to rear, double glazed window to side and a further porthole window to side, boiler for gas heating to radiators and domestic hot water, clad ceiling, recessed spot lights, television cable, cove ceiling

Utility Room/Connecting Inner Lobby: 15' 11" x 5' 10" (4.84m x 1.77m) + 6' 0" x 6' 11" (1.84m x 2.10m)

Internal connecting passage way from the front to the back of the property. Space and plumbing for washing machine, room for further electrical appliances, work top, storage cupboard, personal door to garage, double glazed window and door to rear

Stairs To First Floor Landing:

Double glazed window to side on the half landing, double airing cupboard, radiator, loft access, cove and textured ceiling

Bedroom 1: 12' 6" x 10' 0" (3.82m x 3.06m)

Double built in wardrobe, window to side

Bedroom 2: 10' 0" x 10' 0" (3.05m x 3.04m)

Window to front, radiator, double built in wardrobe, television cable

Bedroom 3: 9' 3" x 7' 10" (2.83m x 2.38m)

Double glazed window to rear, television cable, radiator

Modern White Bathroom:

Modern white bathroom comprising: Panel enclosed bath with shower, low level W.C, pedestal wash hand basin, low level W.C, part tiled walls, window to front, radiator, cove ceiling

Outside:

Front:

Situated on a corner plot with lawn area and driveway with parking for vehicles, leading to:

Garage: 22' 5" x 8' 11" (6.84m x 2.71m)

Electric up and over door, power, light, personal door to inner connecting lobby

Good Size Rear Garden:

Patio area, decking, lawn



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		74
(55-68) D			(55-68) D		
(39-54) E		60	(39-54) E	52	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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