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Durban Road
Lowestoft, NR33 0UH

'Offers In Excess Of' £180,000

Well presented throughout, this EXTENDED 3 bed property offers OPEN-PLAN living & a GENEROUS rear garden...

Well presented throughout, this EXTENDED 3 bed property offers OPEN-PLAN living & a GENEROUS rear garden... Set on a POPULAR South Lowestoft road with a range of amenities on your door step including schools, shopping, leisure & transport, the property is well proportioned & READY TO MOVE INTO.

Accommodation comprises; entrance hall, lounge / diner, OPEN PLAN kitchen / snug, 3 bedrooms & family bathroom. uPVC DG & GCH throughout with enclosed rear garden & off road parking. CALL TO VIEW.

ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home... Laminate flooring, uPVC double glazed window, radiator and power points. Door into the...

DINING ROOM

11' 3" x 9' 7" (3.44m x 2.94m)

Fitted carpet, uPVC double glazed window, radiator, power points and a large opening into the...

LOUNGE

14' 1" x 11' 0" (4.30m into bay x 3.37m)

Overlooking the front of the home through the uPVC double glazed bay window; fitted carpet, radiator, TV, power points and electric fire in situ.

KITCHEN / BREAKFAST ROOM / SNUG

18' 10" x 16' 2" (5.75m narrowing to 3.00m x 4.94m)

Extended and open-plan... 'L' shaped kitchen features a range of cream wall and base units with worktop, inset sink / drainer, gas hob with extractor over, oven and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed windows, radiator, TV, power points and uPVC double glazed sliding doors to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor, with access to all bedrooms and bathroom. Fitted carpet, uPVC double glazed window, power points and loft access in situ.

BEDROOM 1

13' 7" x 10' 4" (4.16m into bay x 3.16m)

Good size double bedroom at the front of the home has fitted carpet, uPVC double glazed bay window, radiator, power points and built-in wardrobes offering your storage solutions.

BEDROOM 2

11' 6" x 10' 8" (3.51m x 3.27m)

Another double bedroom with fitted carpet, uPVC double glazed window, radiator, TV, power points, built-in wardrobes give storage and cupboard houses the gas central heating / domestic hot water combination boiler.

BEDROOM 3

8' 2" x 6' 5" (2.50m x 1.97m)

Fitted carpet, uPVC double glazed window, radiator, TV and power points.

BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath with electric shower over. Tiled top to toe with an opaque uPVC double glazed window, heated towel rail and extractor.

OUTSIDE

Low maintenance frontage gives off-road parking and gated side access leading to the mainly laid to lawn rear garden... Larger than expected rear garden has a pedestrian path and mature trees and shrubs set into borders. Patio area offers the perfect place for alfresco dining, timber shed offers your storage solution and outside water tap.

EAST SUFFOLK COUNCIL TAX - BAND B

ENERGY PERFORMANCE CERTIFICATE RATING - D



GROUND FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.0 SQ.M.)

DURBAN ROAD, LOWESTOFT, NR33 0UH
TOTAL APPROX. FLOOR AREA 990 SQ.FT. (91.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or re-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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