

HARDIMANS



Larkwood Yarmouth Road
Toft Monks, NR34 0EP

£350,000



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LARGER THAN YOU THINK! An individually designed detached chalet style house set on a Large plot with fields to the rear. The property currently has potentially 5 bedrooms, but the flexible accommodation which is already partially separated, would allow the ground floor to be altered with very little effort to create an annex for **DUAL FAMILY** living. All the rooms are a generous size and include a superb garden room with an insulated roof which is set off the kitchen and dining room and overlooks the delightful gardens. There is also an adjoining double garage with a double remote controlled door. The property has a unique electric ceiling heating system which was designed by ICI. Further details are mentioned as a note in the property particulars. Whilst the existing accommodation is certainly large enough, there is fantastic scope to further extend and even alter the current layout to further enhance this desirable family home.

COVERED ENTRANCE

hardwood door to:-

ENTRANCE LOBBY

cloaks hanging space, further glazed door to:-

ENTRANCE HALL

WET ROOM

thermostatic shower unit, low level wc, vanity washbasin, courtesy mirror and cabinet, tiled walls and floor unit, upvc opaque glazed window.





LOUNGE

bowed window, additional side window, upvc double glazing, ornamental fireplace.

DINING ROOM

with an arched opening to kitchen, upvc double doors connecting to garden room.

KITCHEN

fitted in a range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine and dishwasher, electric cooker panel, space for upright fridge freezer, upvc window and door connecting to garden room.

SUPERB GARDEN ROOM

of brick construction, upvc double glazing, insulated roof, connecting door to garage, double doors to rear garden.

FIRST FLOOR AND LANDING

upvc double glazed window.

MASTER BEDROOM

with dormer window, upvc double glazing, splendid farmland views, additional side window, double fitted wardrobe cupboard, access to roof eaves.

BEDROOM 2

upvc double glazed window, fitted wardrobe cupboards.



BEDROOM 3

upvc double glazed window, built-in airing cupboard with foam lagged copper cylinder, double built-in wardrobe cupboard.

SEPARATE WC

with low level suite, vanity washbasin, upvc double glazed window.

ANNEXE

access from main house entrance hall.

INNER HALLWAY

LIVING ROOM/BEDROOM 4

upvc double glazed window overlooking the front garden, door to:-

KITCHENETTE

single drainer sink, electric cooker panel, base and wall cupboards, upvc double glazed window and side door.

BEDROOM FOR ANNEXE/BEDROOM 5

upvc double glazed window overlooking the rear garden.

SEPARATE WC

with low level suite, concealed cistern, vanity washbasin, upvc opaque glazed window.





NOTE:

The annexe is currently used with the main accommodation but provides excellent flexibility for dual family use, if so required.

OUTSIDE

Good size easy maintenance gardens laid with gravel, paved insets, well stocked flower and shrub borders, brick pavier driveway providing ample car standing leading to adjoining double garage. To the rear, attractive good size gardens laid to lawn enclosed by timber fencing, well stocked flower and shrub borders, adjacent to the main property are large paved patios, towards the end of the garden is a concealed vegetable plot.

ADJOINING DOUBLE GARAGE

of brick and tile construction with ample power and light, remote control double up and over door, upvc windows and matching rear door, electric meters and fuse box, water tap.

COUNCIL TAX BAND

E

'FLEXEL' Central Heating.

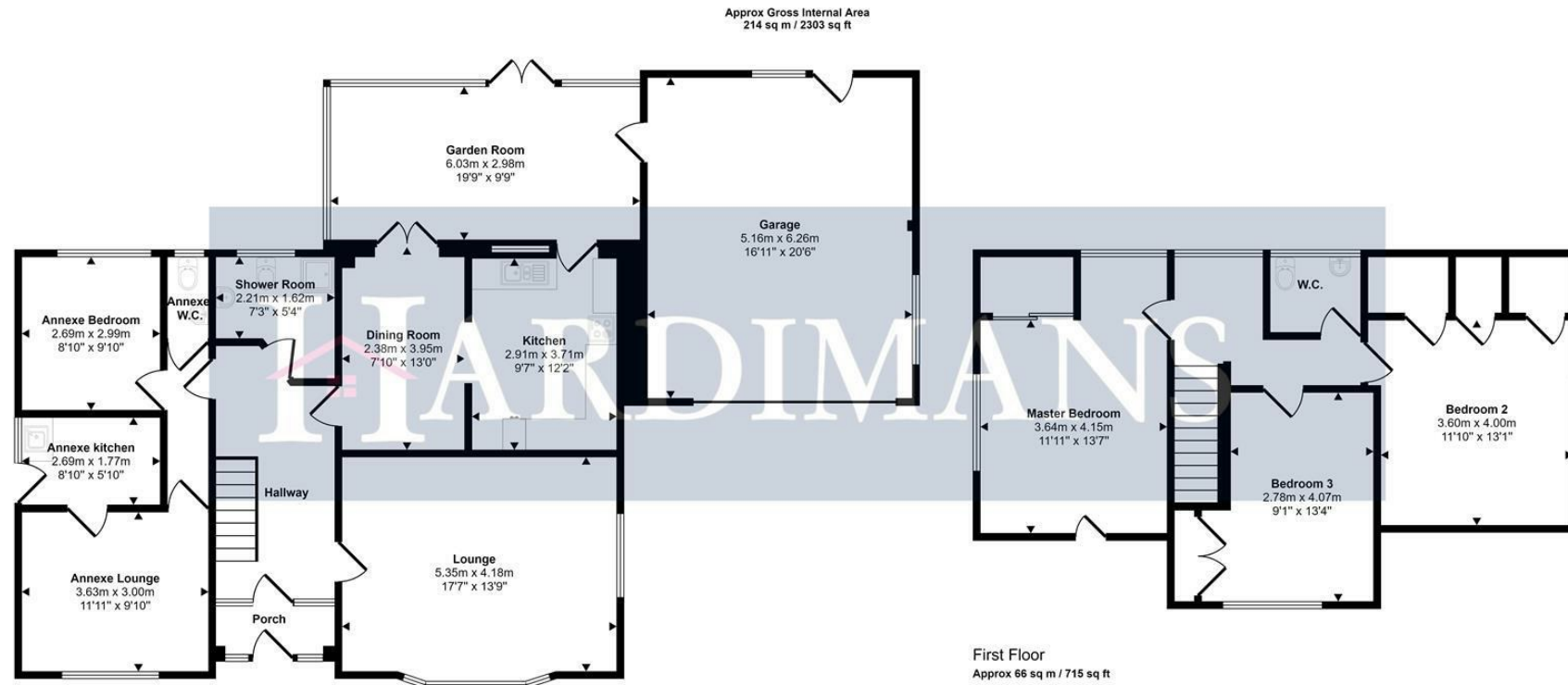
The Flexel electrical ceiling heating system was invented developed and produced by 'ICI' and was fully approved by the institution of Electrical Engineers.

It uses special low-temperature heating elements. These are large flat heaters which have NO wires to overheat or burn out and they heat up

evenly over the whole of their area. Each heating element is covered with a thick blanket of glass wool. Each room is individually controlled by thermostatic switches, which makes the system very flexible.

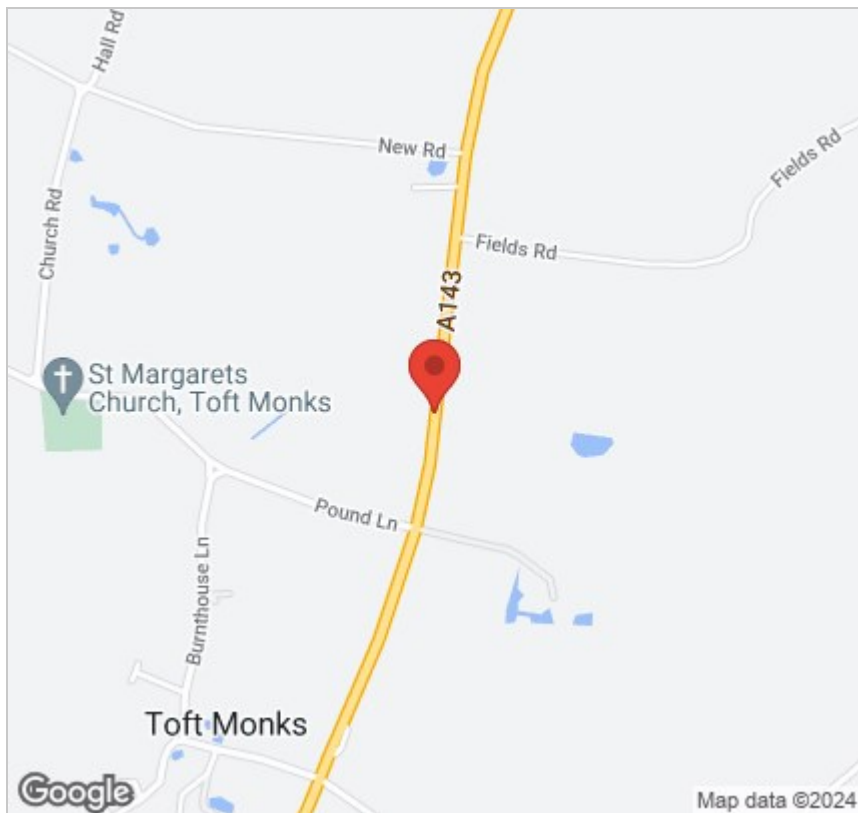


Floor Plan

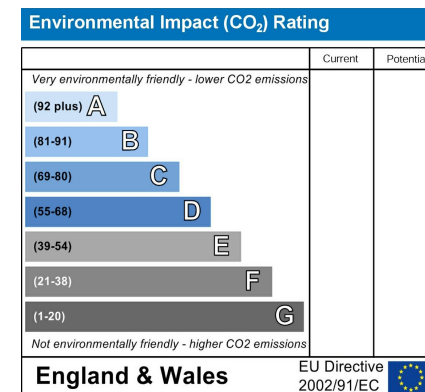
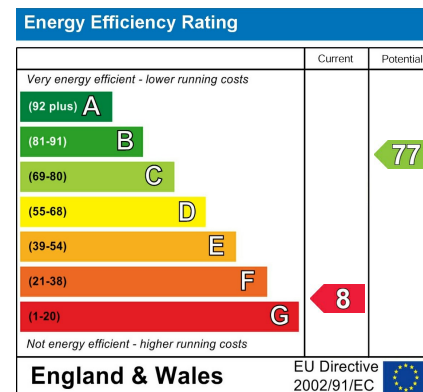


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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