

HARDIMANS



2 Higher Drive

Oulton Broad, Lowestoft, NR32 3DA

£240,000



2 Higher Drive, Oulton Broad, Lowestoft, Suffolk, NR32 3DA

Particularly attractive and spacious 3 bedroom town house located in highly desirable North Oulton Broad. The property has the benefit of a lovely size lounge/diner, good size bedrooms, and many attractive period features including original internal doors. The vendor has also refitted the gas boiler which will provide peace of mind. The property also benefits from good size gardens, single garage and its own PRIVATE DRIVEWAY, providing more than ample car standing space.

This property offers so much potential to extend and an internal inspection is essential.

Part glazed entrance door with leaded lights to

GOOD SIZE ENTRANCE HALL

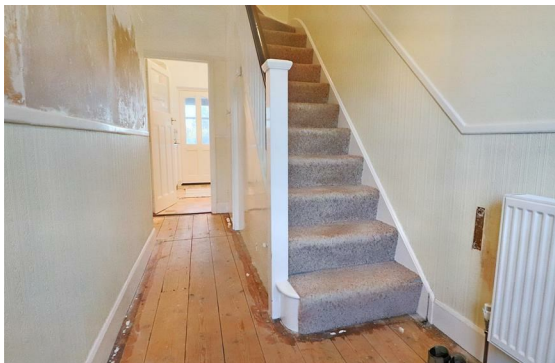
stairs to first floor, cupboard space under, (potential to create ground floor w.c), feature triangular window with colour leaded glass.

PARTICULARLY SPACIOUS THROUGH LOUNGE/DINER

11'7" x 23'11" (3.55 x 7.30)
fireplace with fitted gas fire, upvc double glazed window, patio door providing access to rear conservatory, radiator.

KITCHEN

6'6" x 8'2" (2.00 x 2.50)
comprising a range of base and wall units, electric cooker panel, washbasin, door to rear conservatory. Re fitted Worcester gas boiler.





CONSERVATORY

15'0" x 5'10" (4.58 x 1.80)
with poly carbonate roof, timber glazing, door to rear garden.

STAIRS TO FIRST FLOOR AND LANDING

BEDROOM 1

11'9" x 11'9" (3.60 x 3.60)
upvc double glazing, radiator.

BEDROOM 2

10'9" x 11'8" (3.28 x 3.56)
upvc double glazing, double fitted wardrobe cupboards.

BEDROOM 3

6'6" x 8'0" (2.00 x 2.45)
upvc double glazed window, radiator.



BATHROOM

5'6" x 8'2" (1.70 x 2.50)
cased bath, hot and cold with Mira shower, low level wc, pedestal washbasin, upvc double glazed window, radiator.

OUTSIDE

To the front, long good size garden laid to lawn with flower and shrub borders, brick retaining wall and gate, concrete pathway. To the rear, fully enclosed good size gardens laid to lawn, flower and shrub borders, aluminium framed greenhouse, timber garden store.



SINGLE GARAGE

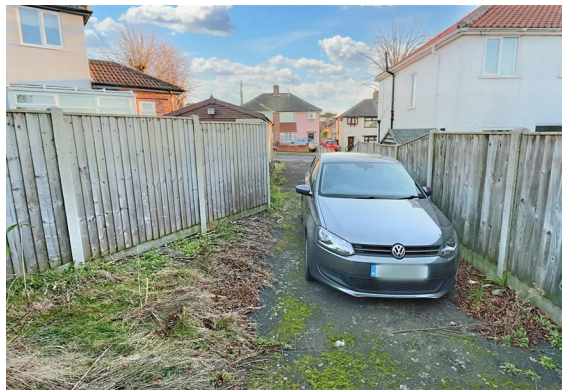
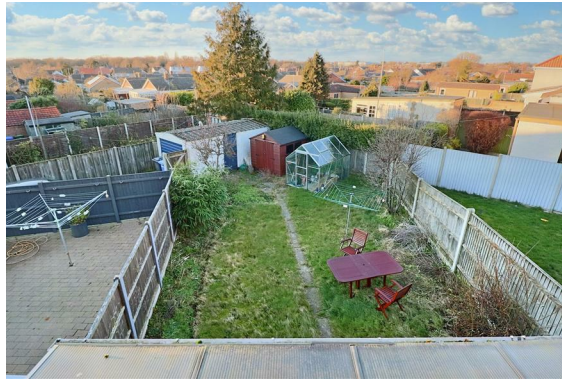
with up and over door.

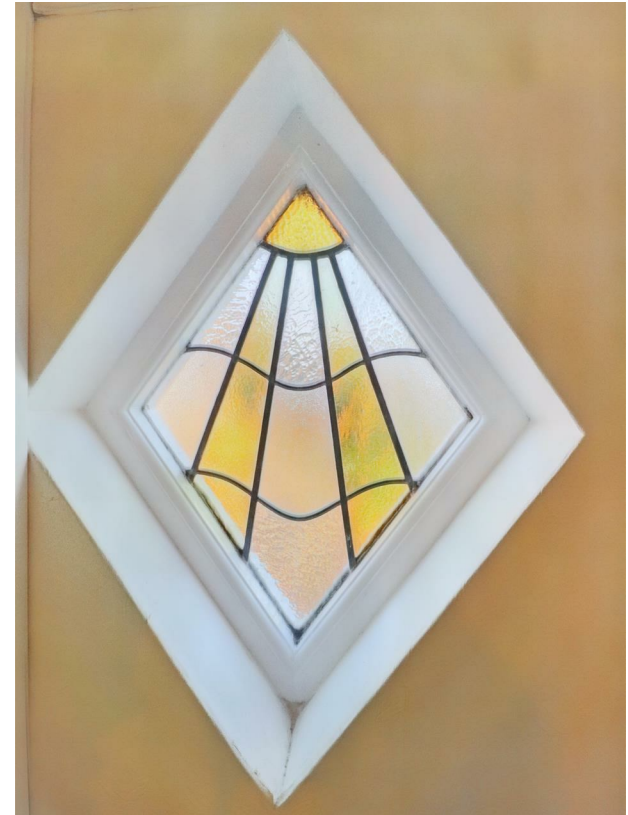
NOTE:

The vendor owns the long driveway providing vehicular access to Marlborough Road. No. 38, Marlborough Road has permitted access across this driveway to allow them rear maintenance if they so require.

COUNCIL TAX BAND

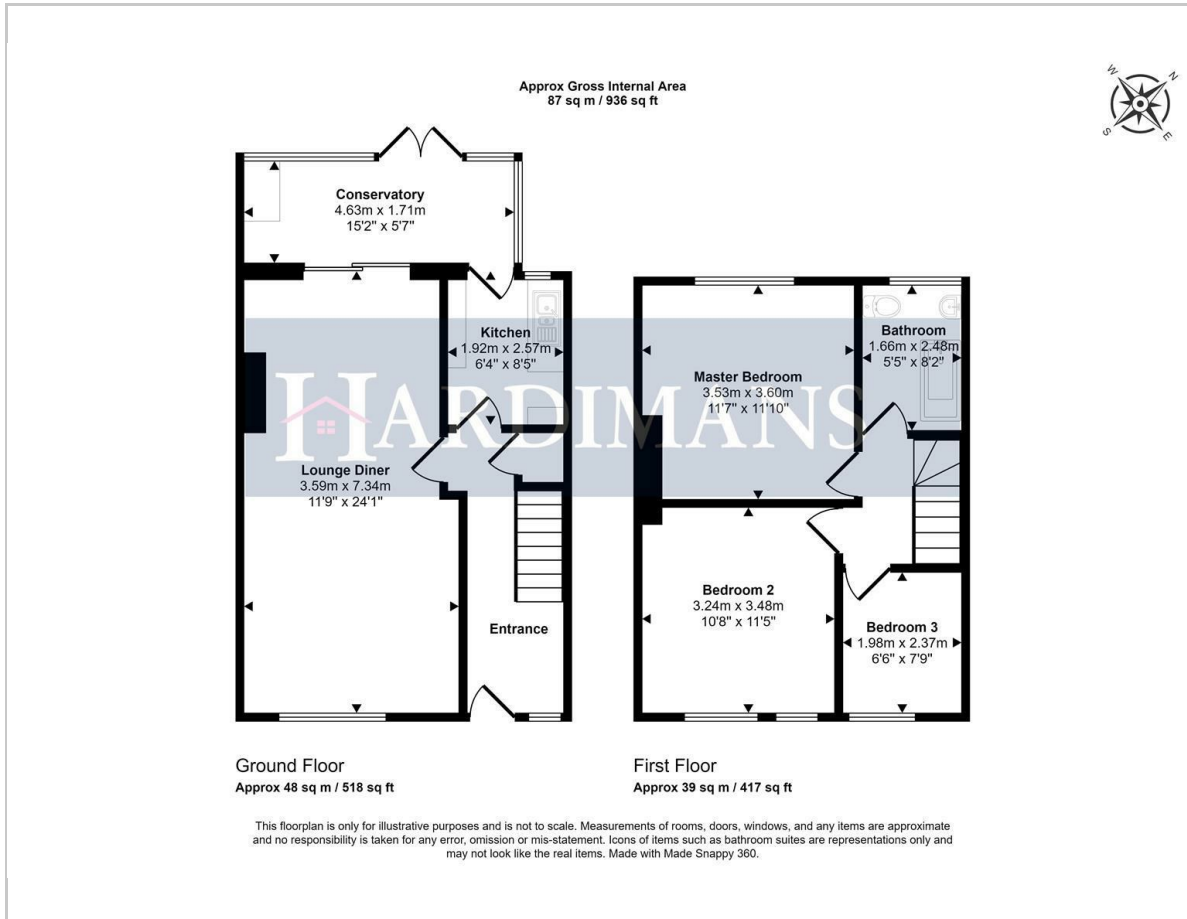
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Floor Plan

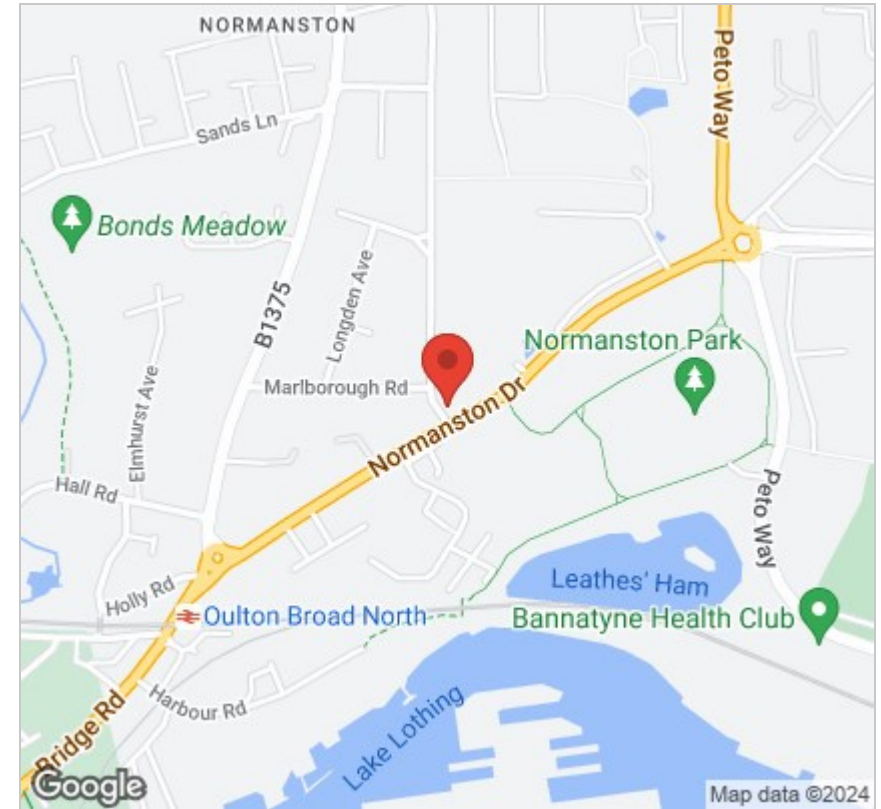


Viewing

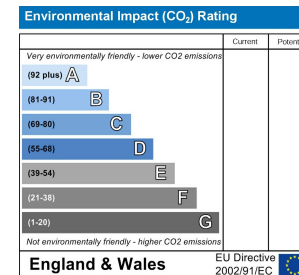
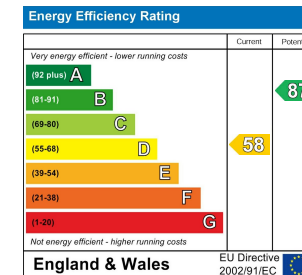
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

