

# HARDIMANS



**227 Oulton Road**  
Lowestoft, NR32 4QU  
**£380,000**





## 227 Oulton Road, Lowestoft, Suffolk, NR32 4QU

A superb detached cottage located in a Non Estate position in North Lowestoft. This character cottage boasts traditional beams and log burners, adding a touch of warmth and character to the property.

Upon entering, you are greeted by not one, but two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Additionally, there is a delightful garden room where you can enjoy a cup of tea while overlooking the beautiful rear gardens.

The property features a bespoke kitchen that includes a cooking range, ideal for those who love to cook and entertain. With three cosy bedrooms, there is plenty of space for the whole family to unwind and rest comfortably.

The property also has the benefit of a substantial piece of land, which is ideally located dead opposite the cottage, and provides additional parking or offers endless possibilities for gardening, and outdoor activities.

Don't miss the opportunity to own this unique and inviting home in a desirable location. Embrace the charm of this character-filled cottage and make it your own. Contact us today to arrange a viewing and start envisioning your life in this lovely abode on Oulton Road.

**Oak canopy entrance to:-**

### **ENTRANCE LOBBY**

openings to lounge and dining room.







### LOUNGE

double glazed window, attractive tiled floor, brick Bressemer fireplace with log burner, attractive beamed ceiling.

### DINING ROOM

double glazed window, Bressemer beam fireplace with log burner, attractive ceiling beams, tiled floor.

### KITCHEN

good size kitchen fitted in a range of Bespoke units with hardwood worktops, butlers sink, hot and cold tap, recess and plumbing for automatic washing machine and dishwasher, tiled splashback, tiled floor, stairs to first floor, cupboard space, split stable style rear door, additional access to:-

### GARDEN ROOM

tiled floor, feature Atrium window, this room includes a wc with opaque window, sink, sliding patio door to rear patio and garden.

### STAIRS TO FIRST FLOOR AND LANDING

upvc double glazed opaque window.

### MASTER BEDROOM

with double glazed window.





## BEDROOM 2

double glazed window.

## BEDROOM 3

double glazed window.

## BATHROOM

with cased bath, hot and cold shower mixer, thermostatic shower unit, attractive pvc shower boarding, extractor fan, low level wc with concealed cistern, vanity washbasin, tiled floor, upvc opaque glazed window.

## OUTSIDE

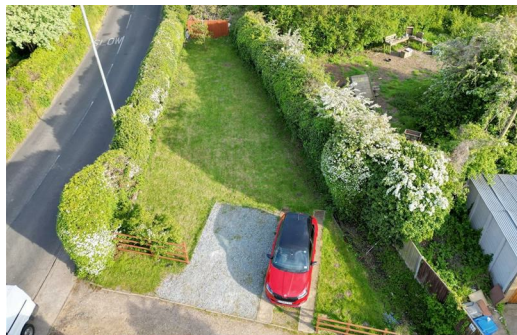
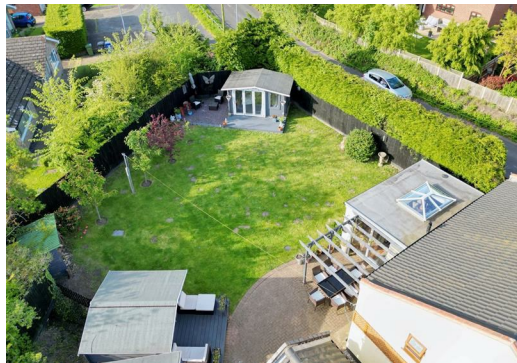
To the front, good size gravelled driveway with access to substantial out building/possible garage, power and light. To the rear, large gardens fully enclosed by established hedgerows and timber fencing, adjacent to the property is a brick pavier patio with timber pergola, attractive timber summer house with veranda, timber garden store and shed, towards the end of the garden is a further timber summer house with decking taking full advantage of the wonderful sunny aspect.

## EXTRA LAND

The property has the benefit of a large piece of land located opposite the front entrance/driveway, which is partly enclosed by established hedgerows, and has car standing spaces.

## COUNCIL TAX BAND

C





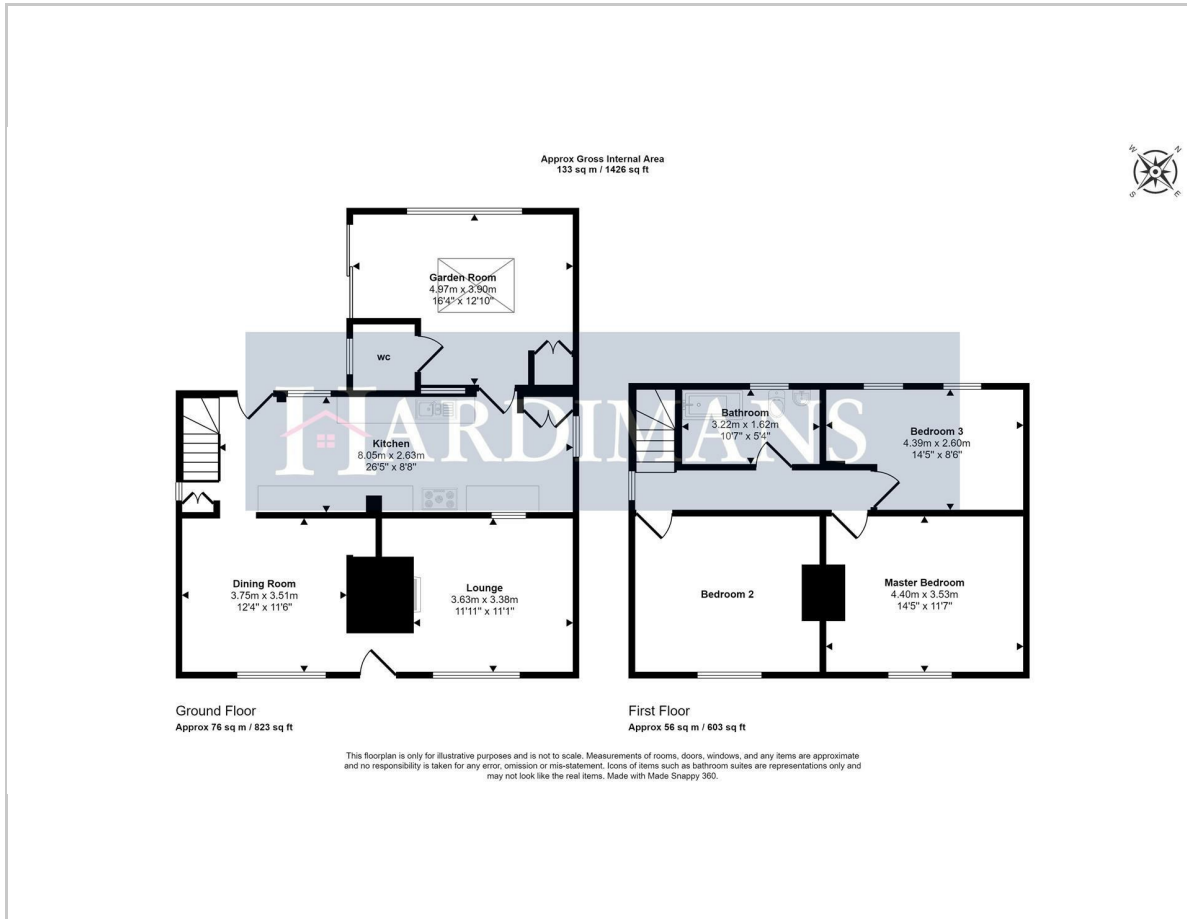








## Floor Plan

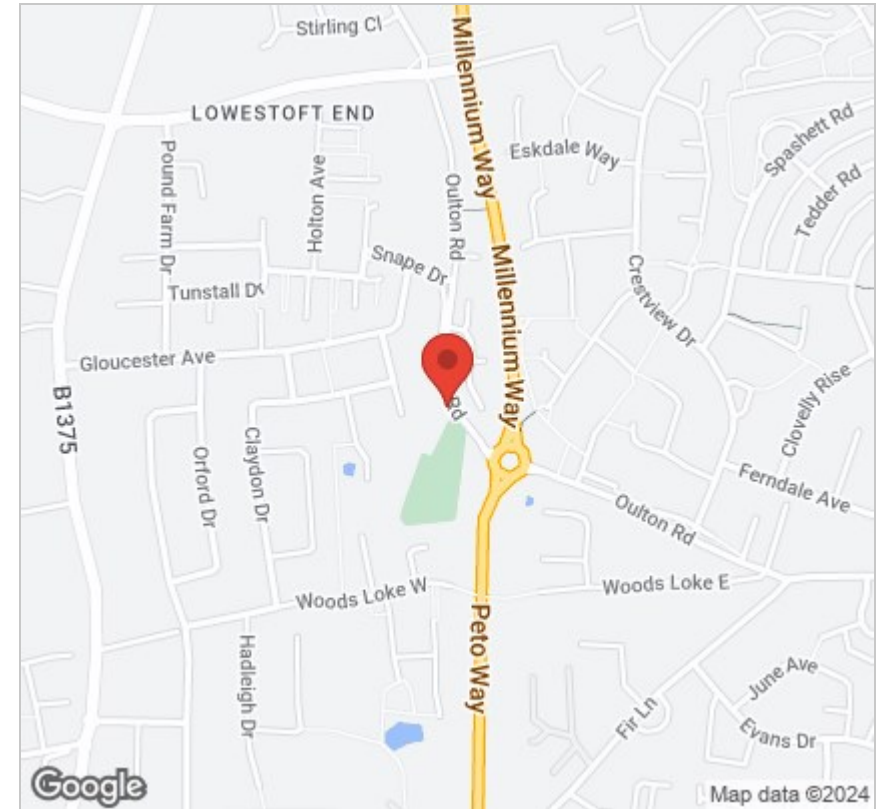


## Viewing

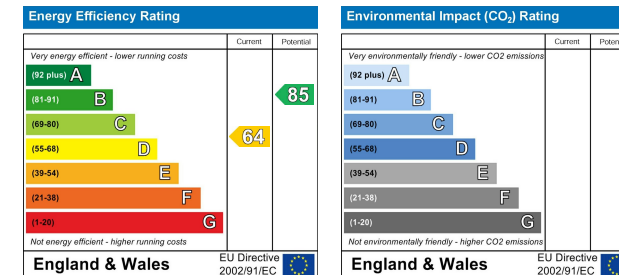
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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