

# HARDIMANS



**1 Worlingham Way**  
, Lowestoft, NR32 4SD  
Price Guide £265,000

4 2 2 F

A dark blue horizontal bar containing white icons for a bed, a bathtub, a sofa, and a menu. To the right of the icons are the numbers 4, 2, 2, and the letter F.



# 1 Worlingham Way, Lowestoft, Suffolk, NR32 4SD

Welcome to Worlingham Way, Lowestoft - a charming location for this individually designed detached bungalow with great potential! This property boasts 4 bedrooms, spacious lounge, & separate dining room, offering ample space for a growing family

Situated on a generous 0.17-acre plot, there is plenty of outdoor space for gardening enthusiasts or for children to play in. Although the property needs updating, this presents a fantastic opportunity for the new owners to put their own stamp on it and create their dream home.

Imagine the possibilities with this property - from redesigning the layout to choosing modern fixtures and fittings, the canvas is blank for you to unleash your creativity. The 4 bedrooms provide flexibility for a home office, hobby room, or simply a peaceful retreat at the end of the day.

Don't miss out on the chance to transform this bungalow into a stylish and comfortable haven. With its desirable location and scope for improvement, this property on Worlingham Way is a gem waiting to be discovered. Book a viewing today to see the endless possibilities that this property has to offer!

## **COVERED ENTRANCE**

glazed door and side window to:-







### **SPACIOUS ENTRANCE HALL**

built-in cloaks cupboard, built-in airing cupboard, lagged copper cylinder, 2 radiators, access to roof void.

### **CLOAKROOM**

low level wc, pedestal washbasin, upvc opaque glazed window.

### **LOUNGE**

with picture window and additional side window with upvc glazing, vertical blinds, window seat with skirting radiator, double radiator, fireplace with Living Flame fire, door to:-

### **DINING ROOM**

upvc double glazed window, radiator.

### **KITCHEN**

base and wall units, single drainer sink, plumbing for washing machine, gas and electric cooker panels, Mison gas fired boiler heating domestic hot water and radiator heating system.

### **MASTER BEDROOM**

upvc double glazed window, radiator.

### **BEDROOM 2**

upvc double glazed window, radiator.





### **BEDROOM 3**

upvc double glazed window, radiator.

### **BEDROOM 4**

upvc double glazed window, radiator.

### **BATHROOM**

cased bath, shower, pedestal washbasin, tiled walls, radiator.

### **OUTSIDE**

The property is situated on a very good size plot to the front, laid to lawn with established hedgerows, concrete driveway providing ample car standing leading to adjoining garage, outside tap, to the side and rear, further good size gardens laid mainly to lawn with established hedgerows.

### **ADJOINING GARAGE**

of brick and felt construction, power, light, personal door, up and over door. Note: The garage door has been converted from an up and over door to a hinged door that opens outwards, this can be converted back.

### **NOTE:**

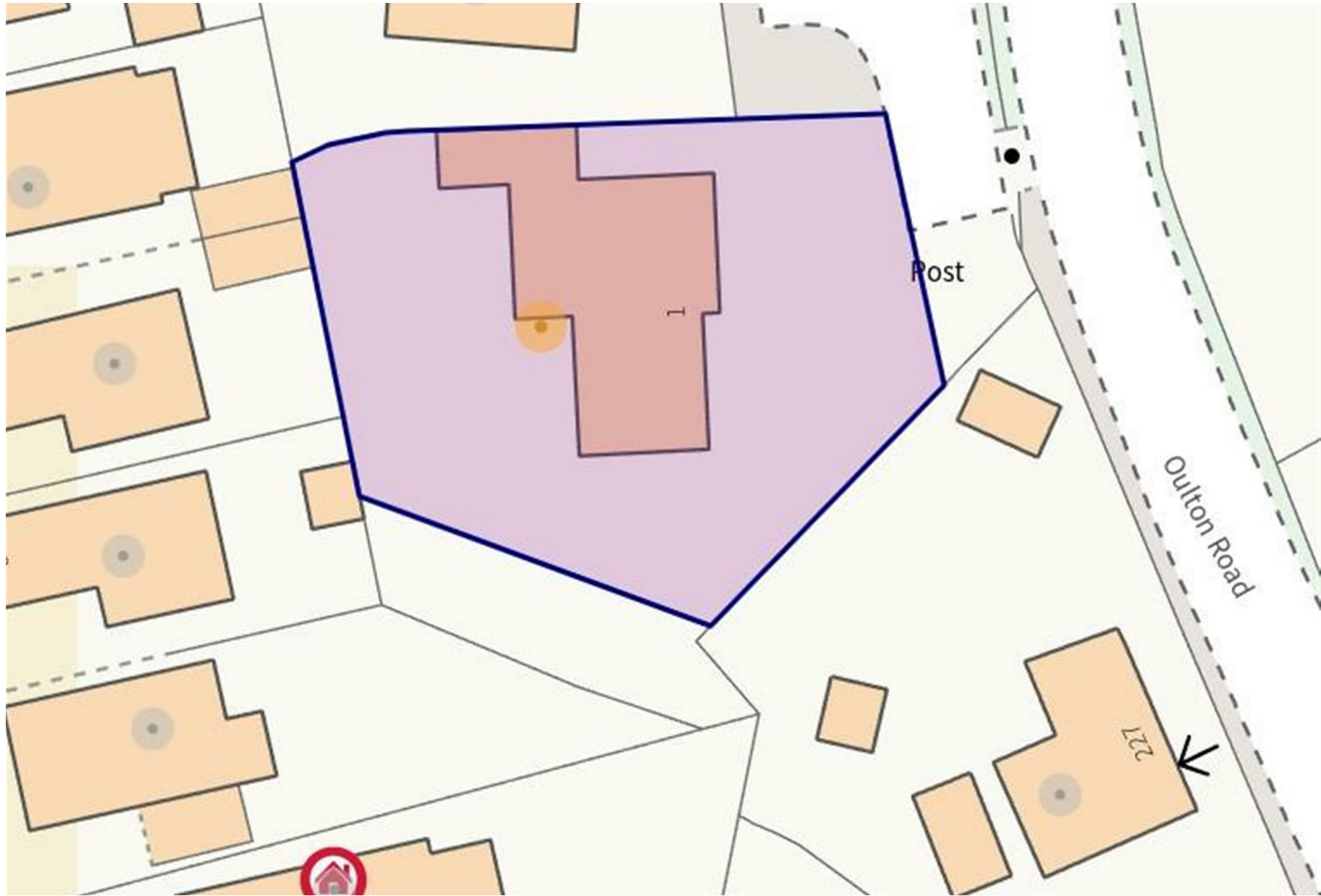
Adjoining the end of the garage is an additional brick store.

### **COUNCIL TAX BAND**

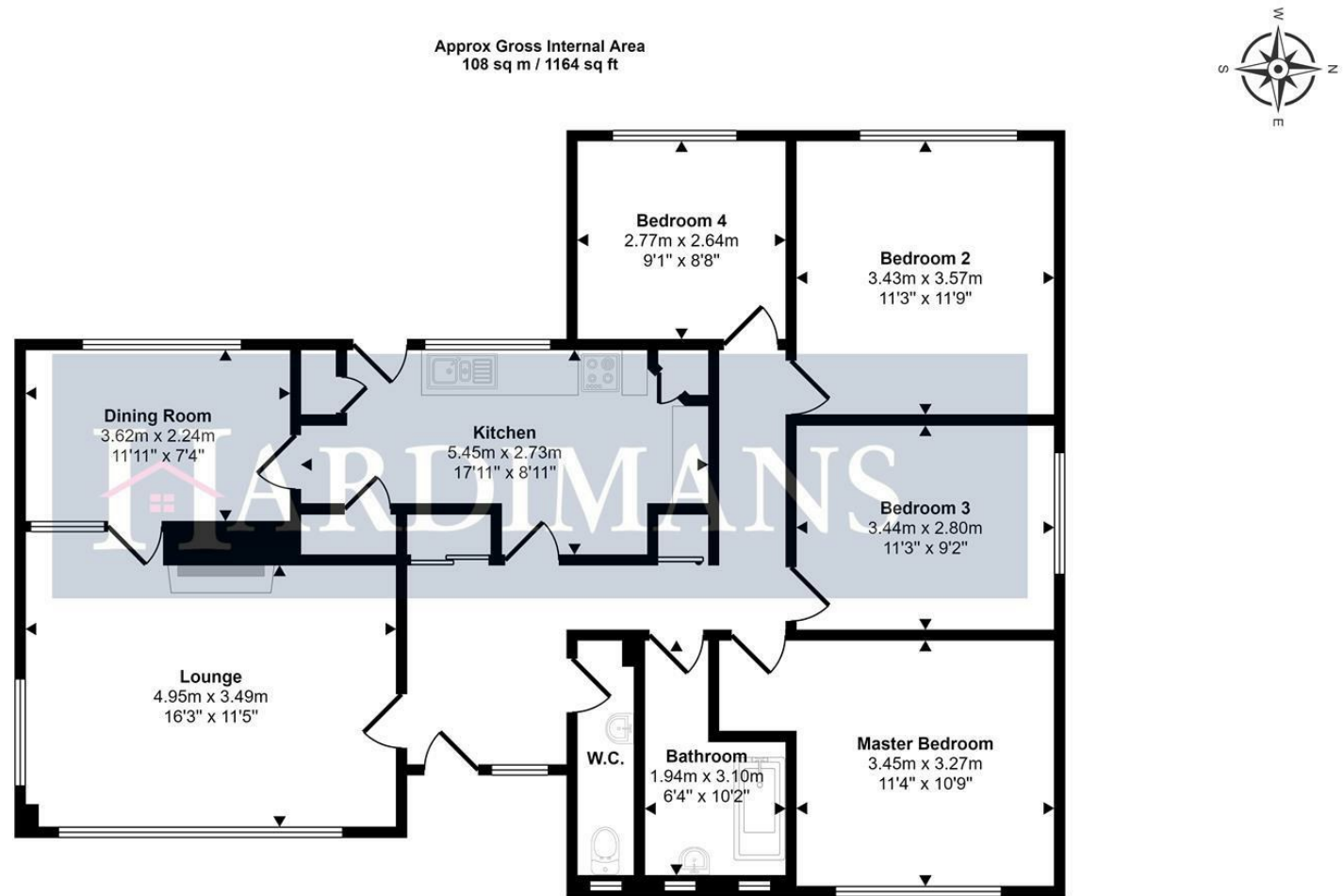
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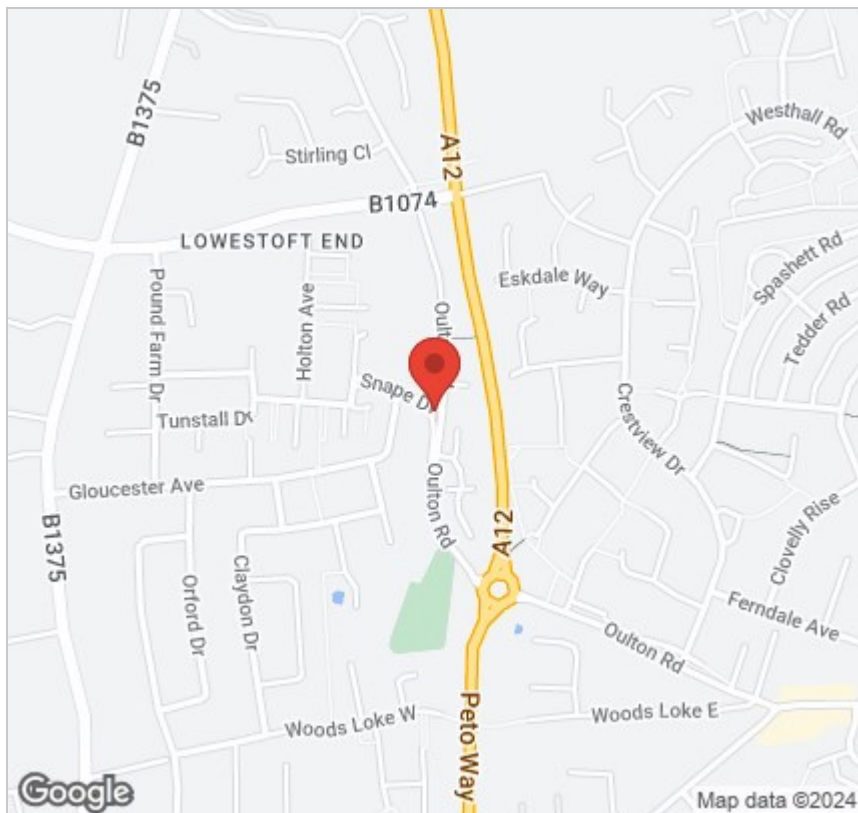
# Floor Plan



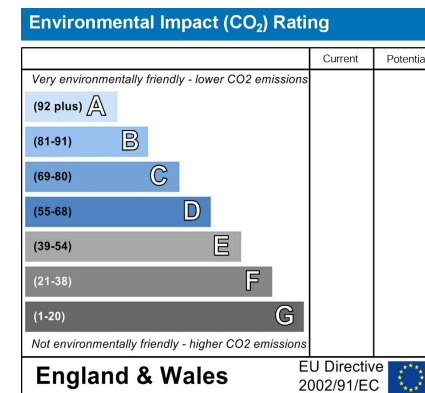
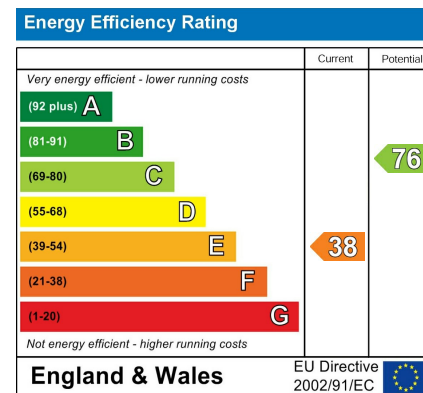
Floorplan

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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