



1 Granville Road
, Lowestoft, NR32 1RZ
Guide Price £175,000

3 3 3 D

A set of icons representing property features: a bed icon, a bathtub icon, a sofa icon, and a menu icon with the letter 'D'.

1 Granville Road, Lowestoft, Suffolk, NR32 1RZ

This unique property provides unusually spacious accommodation, planned over 3 floors and extending to approximately 1180sqft plus the double garage which is an additional 380sqft. On the first floor the property has the benefit of a good size lounge, master bedroom with en suite dressing room and wc, together with a very well fitted shower room. The vendor has converted the attic space to provide an excellent storage area. This property enjoys far too many features to mention and only after an internal inspection, can they be fully appreciated. In addition, the vendor has fitted a NEW BOILER in March 2023.

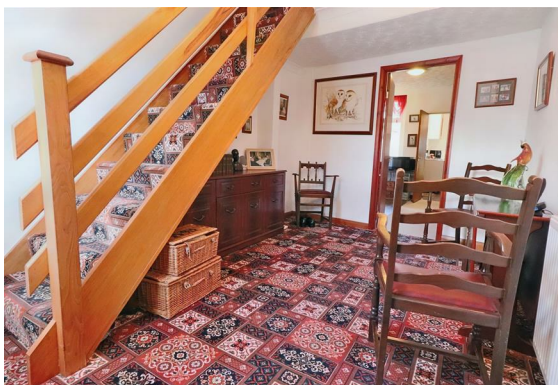


Hardwood door to

DINING HALL

13'4" x 8'10" (4.06 x 2.69 (4.07 x 2.70))

upvc double glazed window, stairs to first floor, cupboard containing electric meters and fuse box, radiator.



BREAKFAST ROOM

10'11" x 8'10" (3.33 x 2.69)

fitted in a range of solid oak fronted units, fitted breakfast bar, radiator, cupboard space and space for fridge and freezers, upvc double glazed window.





KITCHEN

9'11" x 5'1" (3.02 x 1.55)
fitted in a range of solid oak fronted units, double drainer sink, hot and cold, dishwasher, electric cooker panel, stainless steel extractor canopy, upvc double glazed window, door to rear garden, tiled floor and radiator.

BATHROOM

5'10" x 5'3" (1.78 x 1.60)
Jacuzzi bath, hot and cold shower mixer, low level wc, pedestal washbasin, tiled walls, radiator, pine panelled ceiling, electric downflow heater, upvc opaque glazed window.

STAIRS TO FIRST FLOOR AND LANDING



LOUNGE

13'9" x 10'2" (4.19 x 3.10 (4.18 x 3.09))
upvc double glazed window, radiator.

MASTER BEDROOM

10'11" x 10'7" (3.33 x 3.23)
upvc double glazed window, radiator, door to



EN SUITE DRESSING ROOM

6'4" x 6'10" (1.93 x 2.08)
radiator.

EN SUITE WC

6'11" x 3'3" (2.11 x 0.99)

low level suite, pedestal washbasin, radiator, BRAND NEW Baxi gas combination boiler heating domestic hot water and radiator heating system, upvc opaque glazed window.



BEDROOM 2

10'11" x 8'2" (3.33 x 2.49 (3.32 x 2.50))

double aspect windows with upvc double glazing, radiator.



BEDROOM 3

upvc double glazed window, radiator, built-in cupboard.

SHOWER ROOM

6'11" x 5'1" (2.11 x 1.55 (2.10 x 1.56))

double walk-in shower cubicle, Mira instant shower unit with extractor fan, pedestal washbasin, low level wc, part tiled walls, radiator, electric downflow heater.

WOODEN STEPS TO

ATTIC

11'5" x 10'7" (3.48 x 3.23)

pine panelled ceiling and access to roof eaves, power points, radiator, fitted carpet, opening to

LARGE ATTIC STORAGE SPACE

13'8" x 9'9" (4.17 x 2.97)

upvc double glazed window, radiator, access to roof eaves, fitted carpet, elevated views over Lowestoft.





OUTSIDE

To the front, the property abuts the pavement. To the rear, concrete courtyard, gate providing pedestrian access, external courtesy lighting.

DOUBLE GARAGE

17'9" x 21'4" (5.41 x 6.50)
with ample power and light on a fused supply, water supply, remote control roller door.

FURTHER USEFUL STORE

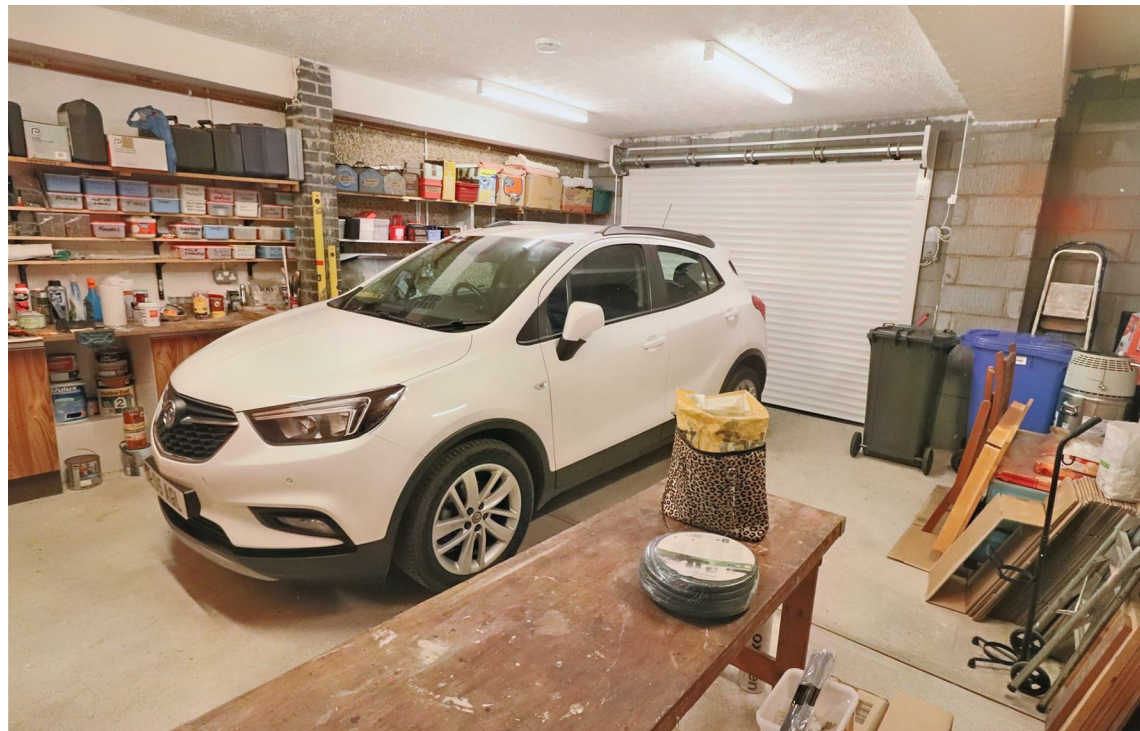
8'0" x 6'2" (2.44 x 1.88 (2.45 x 1.87))

UTILITY ROOM

8'0" x 6'2" (2.44 x 1.88 (2.43 x 1.87))
fitted worktop, recess and plumbing for automatic washing machine, space for tumble dryer.

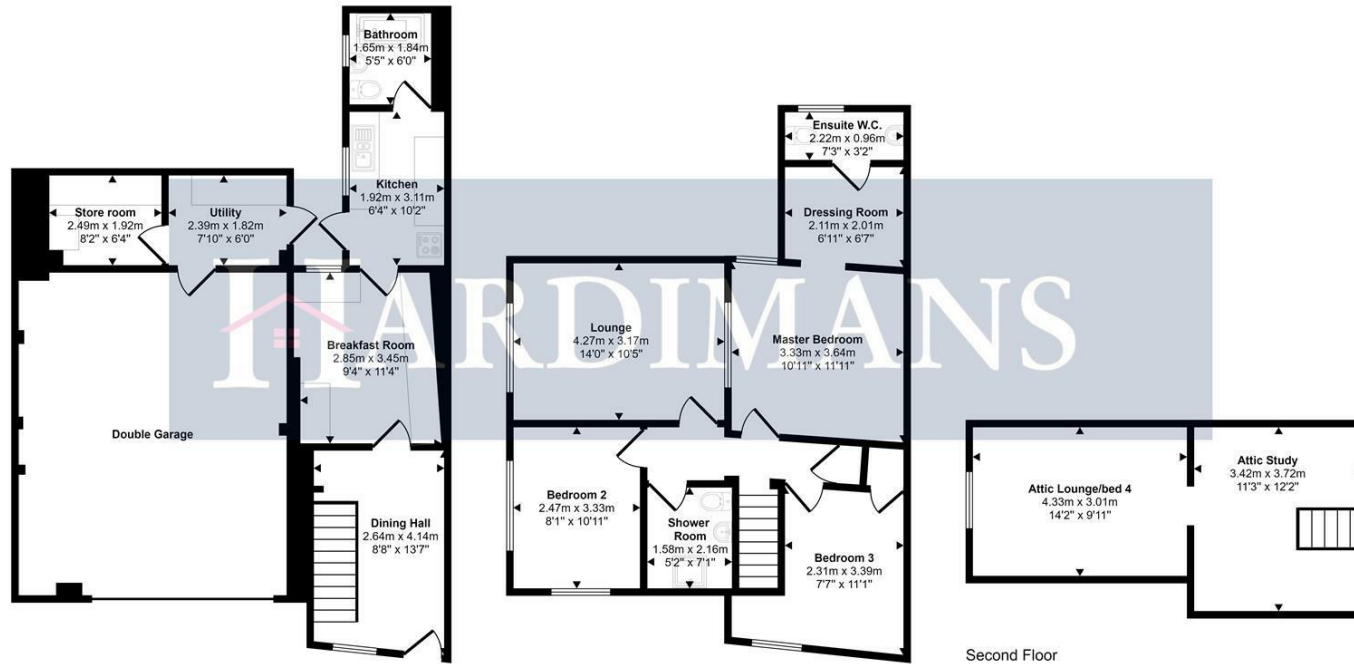
COUNCIL TAX BAND

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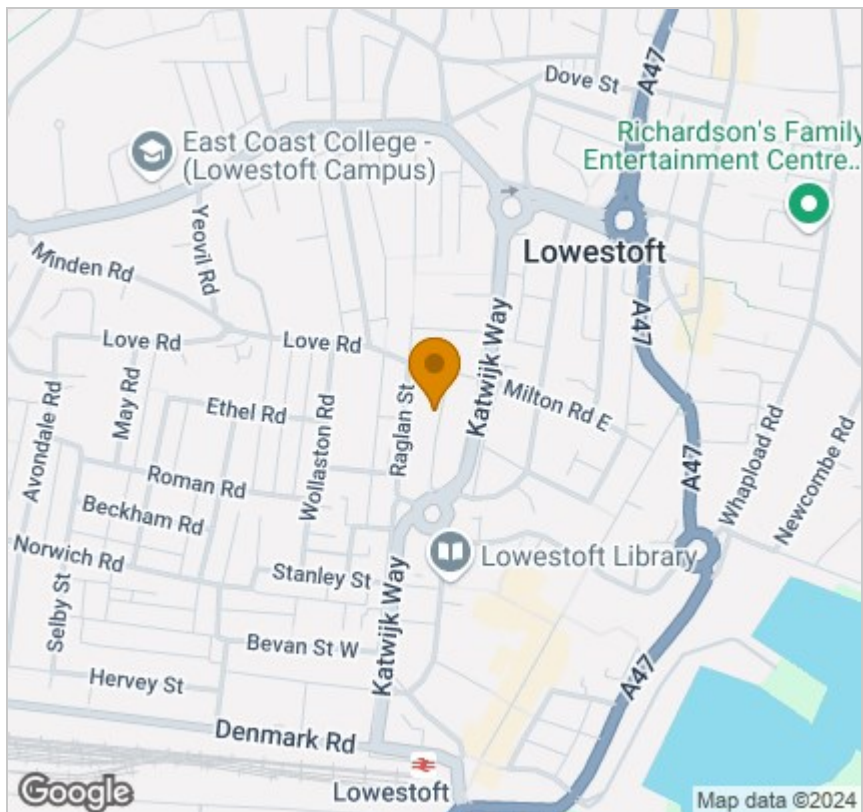
Floor Plan

Approx Gross Internal Area
168 sq m / 1807 sq ft

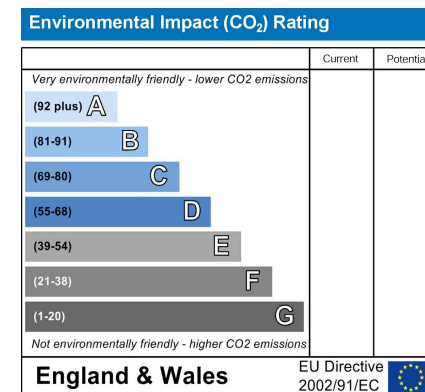
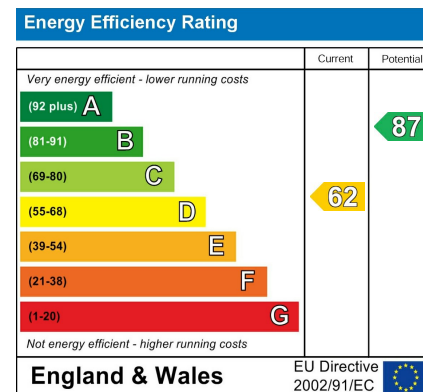


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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