

# HARDIMANS



**33 Kevington Drive**  
Oulton Broad, Lowestoft, NR32 3JL  
Price Guide £395,000





### 33 Kevington Drive, Oulton Broad, Lowestoft, Suffolk, NR32 3JL

Welcome to Kevington Drive, Lowestoft - a superb property that is sure to capture your heart! This delightful house boasts 4 bedrooms, making it perfect for a growing family or those in need of extra space.

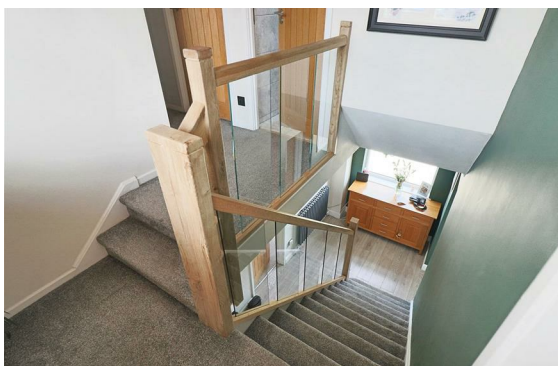
Situated in a desirable location, this considerably extended property offers contemporary decorations throughout, giving it a modern and stylish feel. The highlight of this home is the modern fitted kitchen, ideal for whipping up delicious meals and entertaining guests, and the fantastic lounge,

One of the standout features of this property is the large garden room, providing a great space for entertaining and parties, keeping everything separate from the main house. Additionally, the excellent home salon/office offers versatility for those looking to work from home.

Don't miss out on the opportunity to make this house your ideal home, with its Large gardens, there is more than ample space for all the family - book a viewing today and experience the charm and comfort that Kevington Drive has to offer!

#### COMPOSITE DOOR TO ENTRANCE PORCH

inset ceiling spotlighting, upvc opaque glazed window,







### **ENTRANCE HALL**

stairs to first floor with cupboard space under, modern style radiator, laminated flooring, upvc double glazed window overlooking rear garden,

### **DOWNSTAIRS CLOAKROOM**

low level wc, wash basin, radiator. alarm control panel

### **GOOD SIZE LOUNGE**

double aspect picture window, upvc double glazing, fitted shelving, open storage, inset ceiling spotlighting,

### **RE-FITTED KITCHEN**

In an attractive range of light grey fronted unit, one and a half bowl sink unit, recess having plumbing for automatic washing machine and dishwasher, space for range cooker, double canopy over, tiled floor, double aspect windows with upvc double glazing, double radiator, door to rear garden, cupboard housing gas boiler heating domestic hot water and radiator central heating system,



### **STAIRS TO FIRST FLOOR AND HALF LANDING**

### **MASTER BEDROOM**

double aspect window, upvc double glazing, full range of fitted wardrobe cupboards with 4 sliding doors, 2 mirrored, 2 radiators,





## BEDROOM 2

upvc double glazed window, radiator, range of fitted wardrobe cupboard, 3 sliding doors, 1 mirrored,

## BEDROOM 3

upvc double glazed window, double radiator, access to roof void

## NOTE

Bedroom 3 has a large opening into Bedroom 4 which now provides an excellent dressing room but could easily be reinstated as a 4th bedroom if so required,

## BEDROOM 4

upvc double glazed window, radiator,

## BATHROOM

shower/bath with fitted power shower unit, hot and cold waterfall mixer tap, vanity wash basin, low level wc, concealed cistern, tiled walls and floor, chrome towel rail/radiator, inset spotlighting, fitted airing cupboard, lagged copper cylinder, upvc opaque glazed window,







## **OUTSIDE**

To the front, good size gravelled driveway providing ample car standing,

To the side wrought iron gates and an extended pebble stone drive, leading to a home office,

To the rear, the property has a large extended rear garden, attractively landscaped into 2 tiers, laid mainly to lawn and enclosed by brick walls and timber fencing, extensive paved patio area adjoining the main property, further corner patio taking full advantage of the late sun, large side timber lean to store,

## **HOME OFFICE**

17'5" x 7'10" (5.31m x 2.41m) with tiled floors, inset ceiling spotlighting, electric water heater, fuse box, double upvc entrance doors,

## **GARDEN/GAMES ROOM**

with ample power and light, fitted bar units, spotlighting, 2 upvc windows and matching doors to garden, external courtesy lighting,

## **ENERGY RATING**

D

## **COUNCIL TAX BAND**

C

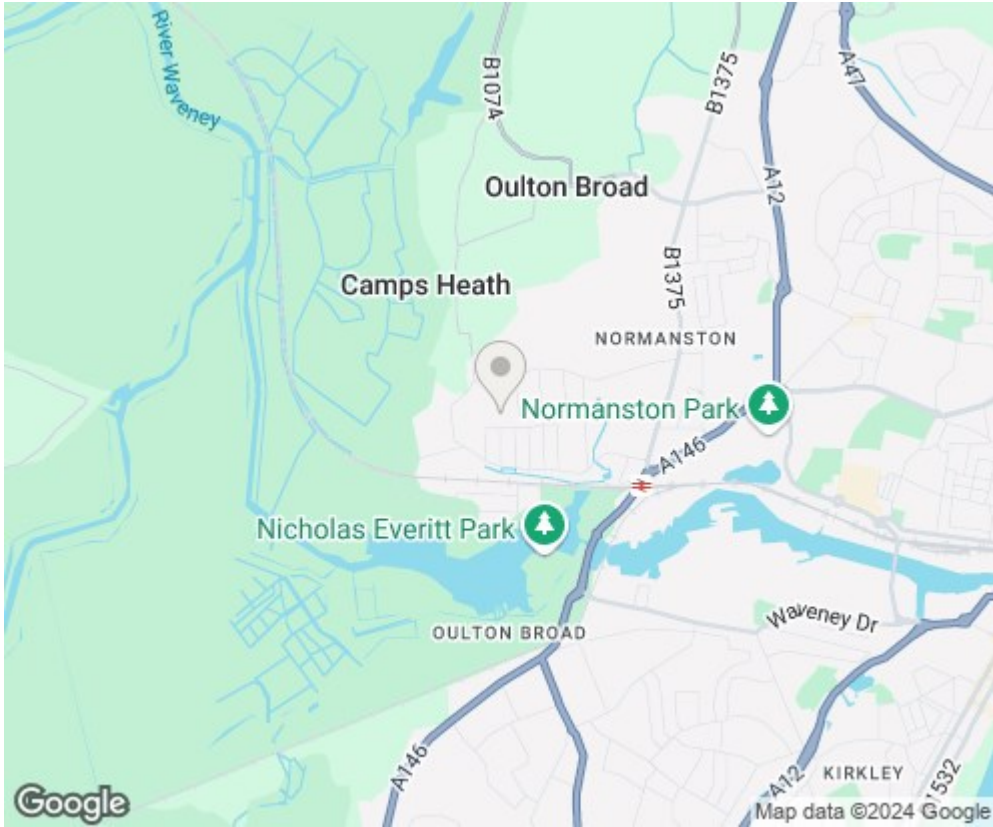




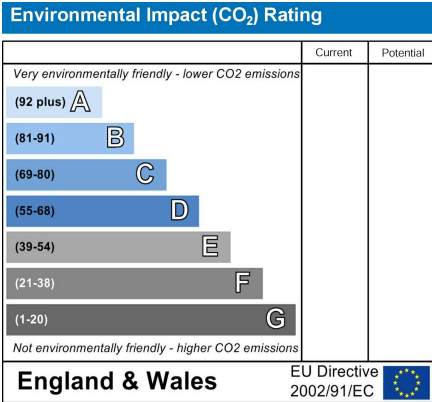
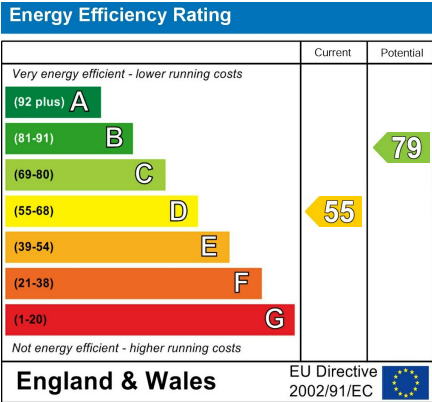




# AREA MAP

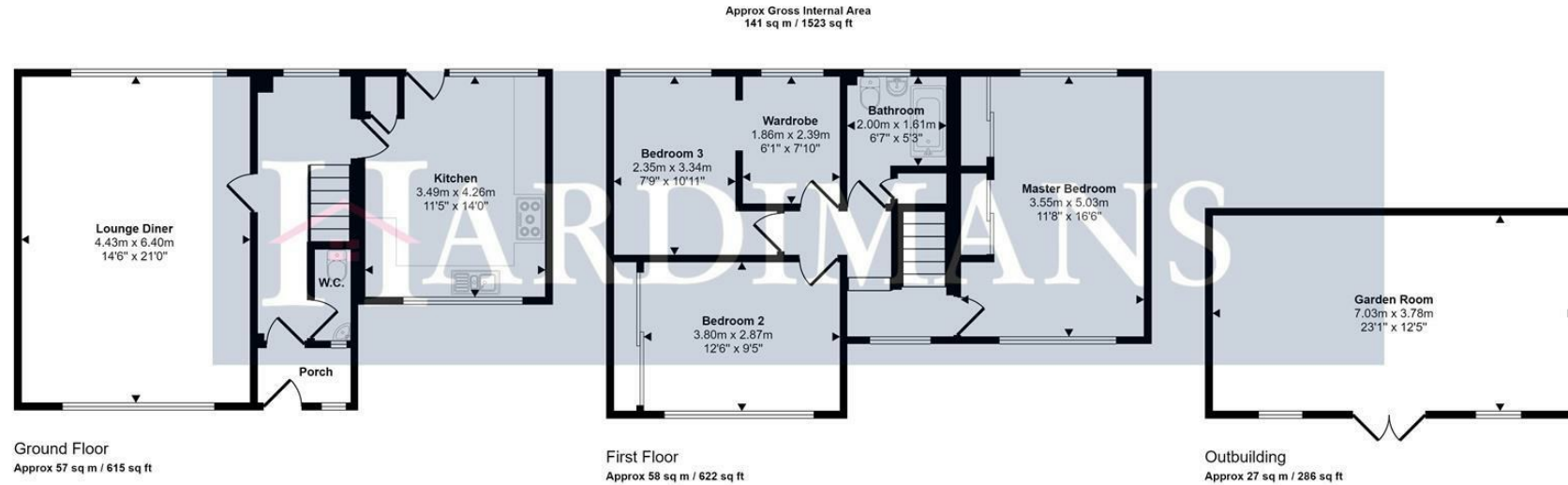


# ENERGY PERFORMANCE GRAPH





## 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.

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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