

# HARDIMANS



**109 Beccles Road**  
Oulton Broad, Lowestoft, NR33 8QU  
**£205,000**





## 109 Beccles Road, Oulton Broad, Lowestoft, Suffolk, NR33 8QU

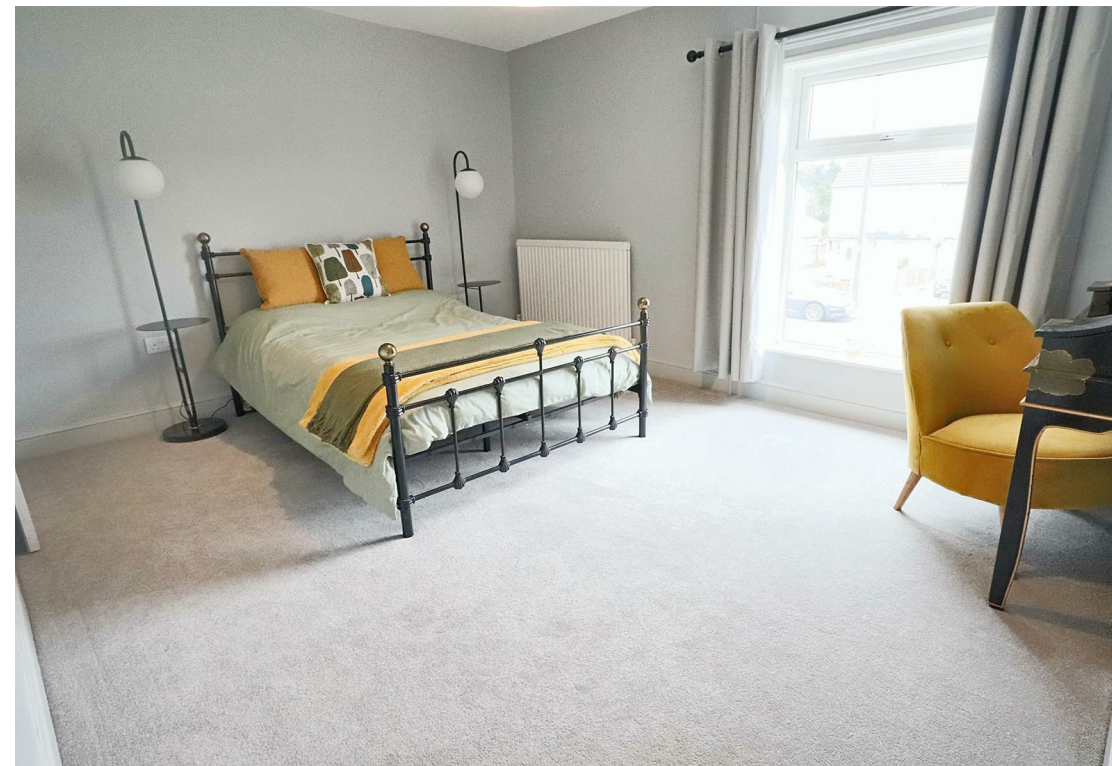
The property is ideally located on Beccles Road in the picturesque area of Oulton Broad, Lowestoft. This property boasts two reception rooms, three good size bedrooms, and a well-appointed bathroom, making it an ideal home for a small family or those looking for a peaceful retreat.

As you step inside, you are greeted by a generous entrance hall that sets the tone for the rest of the house. The contemporary decorations throughout the property give it a modern and stylish feel, perfect for those who appreciate a well-presented home.

One of the standout features of this property is the very large garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air on a sunny day. Imagine hosting summer barbecues or relaxing in your own private oasis right in your backyard.

With parking available for up to two vehicles, you won't have to worry about finding a spot after a long day. Additionally, being close to Oulton Broad means you have easy access to the local amenities, shops, and the beautiful park at Nicholas Everitt, together with views over the Broads, offering a convenient and enjoyable lifestyle.

Don't miss out on the opportunity to own this beautifully presented house in a sought-after location. Whether you're looking to settle down or invest in a property with great potential, this terraced house could be the perfect place to call home.







**UPVC double glazed door to:-**

### **ENTRANCE HALL**

radiator, electric meters and fuse box.

### **INNER LOBBY**

with stairs to first floor.

### **FRONT SITTING ROOM**

bay window with upvc double glazing, 2 radiators.

### **DINING ROOM**

upvc double glazed window, radiator, feature stone fireplace with gas fire (the gas has been capped off under the floorboards but can be reinstated) large walk-in under stairs store cupboard with light.

### **KITCHEN**

re-fitted in a modern range of wood effect fronted units, single drainer sink, recess and plumbing for automatic washing machine, gas cooker point, filter hood, upvc double glazed window and side door, ideal gas combination boiler.

### **BATHROOM**

cased bath, hot and cold shower mixer, pedestal washbasin, low level wc, part tiled walls, radiator, 2 windows with upvc double glazing.

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

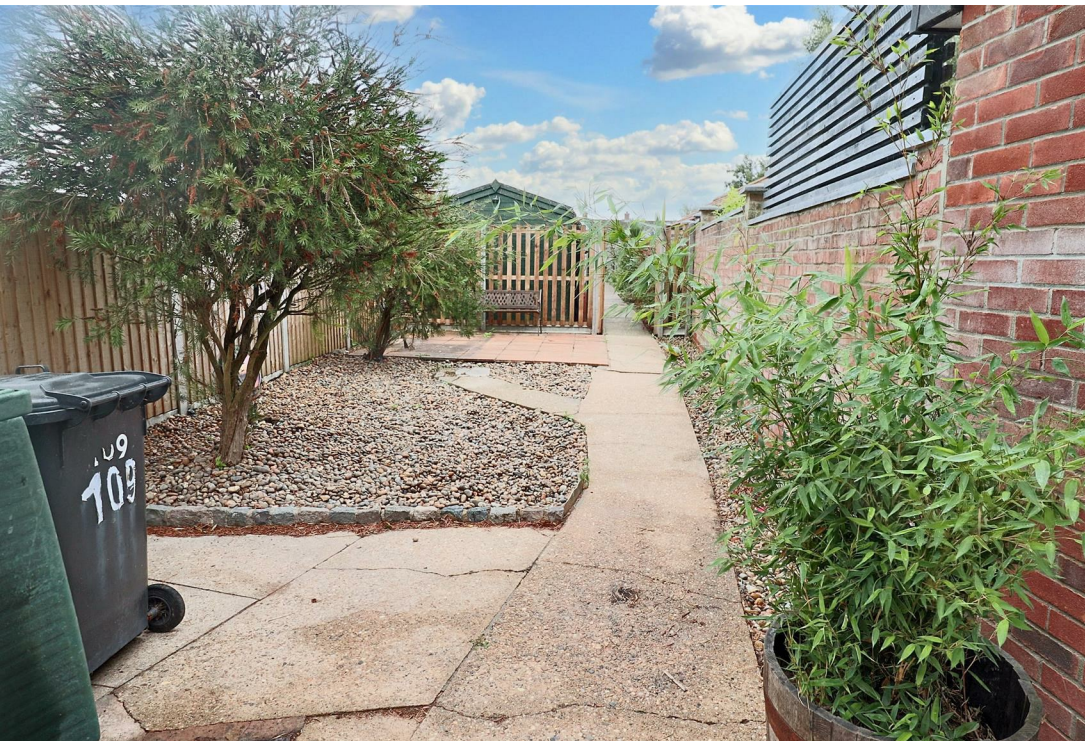
access to roof void.

### **MASTER BEDROOM**

with upvc double glazing, radiator, built-in shared cupboard with bedroom 2.

### **BEDROOM 2**

upvc double glazed window, double radiator, shared cupboard, door to:-





### **BEDROOM 3**

double glazed window also providing fire escape access, double radiator.

### **OUTSIDE**

To the front, good size concrete pad providing off road parking, gravelled surrounds, adjacent pathway. To the rear, very long and large gardens adjacent to the property are 2 patio areas, side gate providing pedestrian access, large timber garden store, gravelled and lawned areas and 3 aluminium framed greenhouses. Towards the end of the garden is a further relaxing area with summer house.

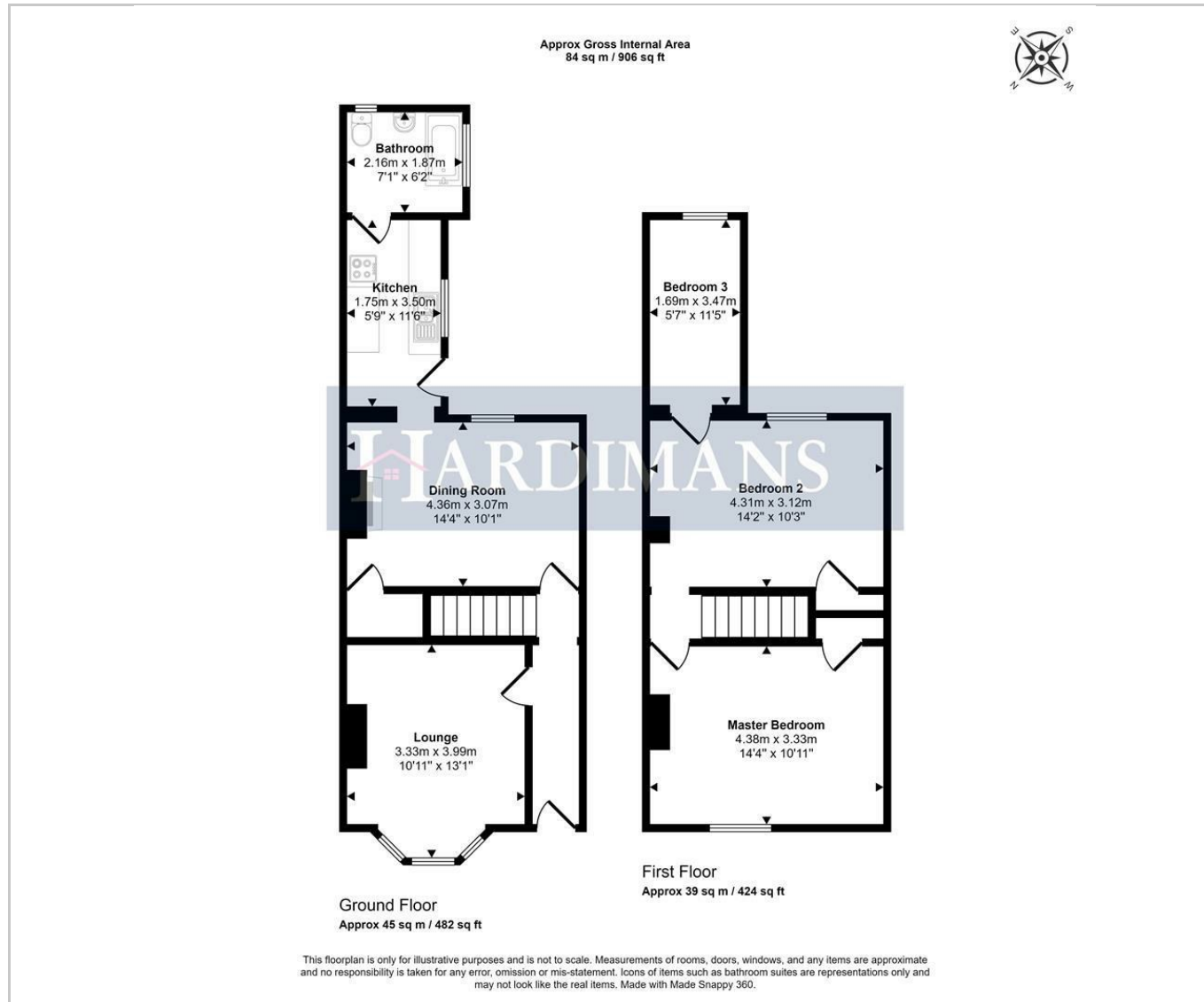
### **COUNCIL TAX BAND**

A

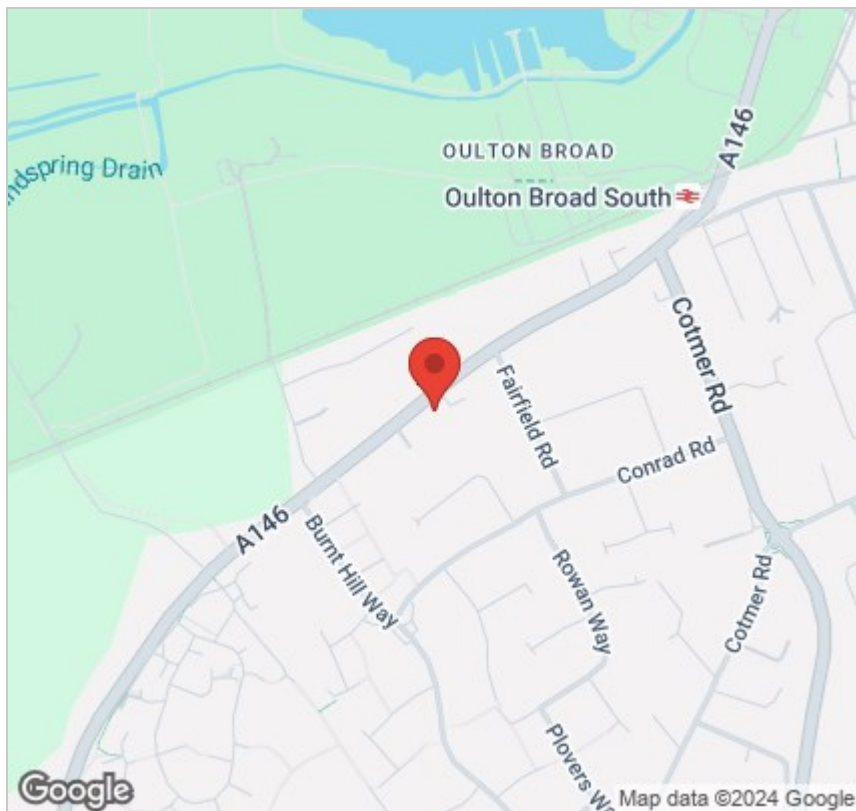




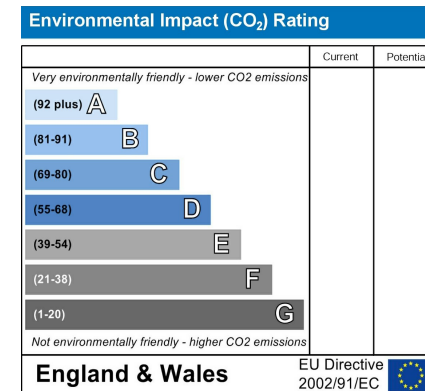
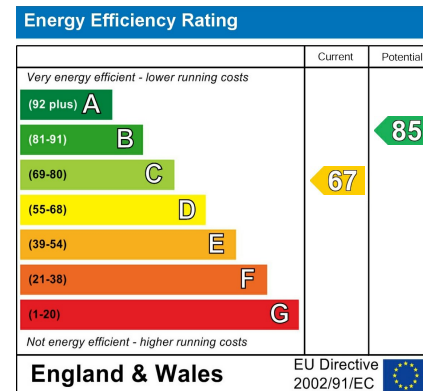
# Floor Plan



## 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.



134 London Road North, Lowestoft, Suffolk NR32 1HB  
**Tel: 01502 515999**  
[www.hardimans.co.uk](http://www.hardimans.co.uk)      E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

