

HARDIMANS



28a Harrington Avenue
, Lowestoft, NR32 4JU
Price Guide £460,000



28a Harrington Avenue, Lowestoft, Suffolk, NR32 4JU

A fantastic location for this exceptional detached bungalow, situated on Harrington Avenue on what is considered to be one of the best locations in North Lowestoft.

As you step inside, you are greeted by a generous size hallway, which sets the tone for this quality bungalow that exudes so much of a comfortable feeling. The superb split-level lounge diner, with its fireplace and log burner, provides the perfect space for relaxing evenings or entertaining friends. The stunning white gloss kitchen is not only stylish but also functional, providing a delightful space for culinary creations.

One of the highlights of this property is the huge conservatory, a versatile area that can be used as a peaceful retreat, a sunny breakfast spot, or even a home office with a view.

Situated on just under half an acre plot, this bungalow offers plenty of outdoor space for gardening enthusiasts, children to play, or for hosting summer barbecues. The double garage provides secure parking and storage and the large driveway, plenty of car parking, a practical feature that adds convenience to daily life.

Don't miss the opportunity to make this bungalow your new home - a perfect blend of comfort, style, and space in a desirable location.





Glazed upvc door to:-

SPACIOUS ENTRANCE HALL

double radiator, access to roof void, 2 linen cupboards, one with solar panel controls.

FEATURE SPLIT-LEVEL LOUNGE/DINER

lounge area with brick fireplace, log burner, 2 double radiators, upvc sliding patio doors to rear patio and garden, dining area with double radiator, sliding patio doors connecting to conservatory.

MODERN FITTED KITCHEN

in white high gloss fronted units, one and a half bowl sink unit, integrated dishwasher, refrigerator and freezer all with front decor panels, Gorenje 4 burner induction hob, splashback, extractor canopy, integrated Gorenje microwave, Bosch double oven/grill, breakfast island with drawer units, radiator, sliding patio door to conservatory.

UTILITY ROOM

plumbing for automatic washing machine, space for tumble dryer, fitted cupboard space, British Gas boiler heating domestic hot water and radiator heating system, radiator, upvc window and side door.



SUPERB CONSERVATORY/DINING AREA

with extensive upvc glazing, wood effect flooring, 2 radiators.



MASTER BEDROOM

with fitted wardrobe cupboards with 4 sliding doors, 2 mirrored, laminate flooring, radiator, upvc window, vertical blinds.

BEDROOM 2

with fitted wardrobe cupboard, 4 sliding doors, 2 mirrored, laminate flooring, radiator, upvc window, vertical blinds.



BEDROOM 3

upvc double glazed window, vertical blinds, radiator, part tiled and laminated floor.

FAMILY BATHROOM

cased bath, hot and cold shower mixer, pedestal washbasin, low level wc, part tiled walls and floor, radiator, fitted cupboard.



SHOWER ROOM

corner Quadrant shower cubicle, Triton shower unit, low level wc, vanity washbasin, fully tiled walls, 2 towel rail/radiators.

DETACHED DOUBLE GARAGE

18'2" x 16'6" (5.55 x 5.05)

of brick and tile construction, high level roof storage space, power and light on a fused supply, 2 up and over and personal doors.





OUTSIDE

To the front, double timber gates and personal gate providing access to a large tarmac driveway/car standing area leading to detached double garage. There is a fenced off area providing an ideal area for general storage and wheelie bins. To the side of the property is an extended driveway providing an opportunity for a boat/caravan storage space. To the rear, particularly large gardens laid mainly to lawn fully enclosed by established hedgerows, adjacent to the property is a paved patio area and external log burner with chimney breast, additional paved gravelled patio, timber garden store.

SOLAR PANELS

The property has the benefit of 21 solar panels which provide a very useful income and also reduce everyday bills. The solar panels have been bought with a Gold Cover Lifetime Guarantee through E-on Next with an income of £3425 per year. These were installed 9th February 2012.

COUNCIL TAX BAND

E

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage also wood burner and solar panels.

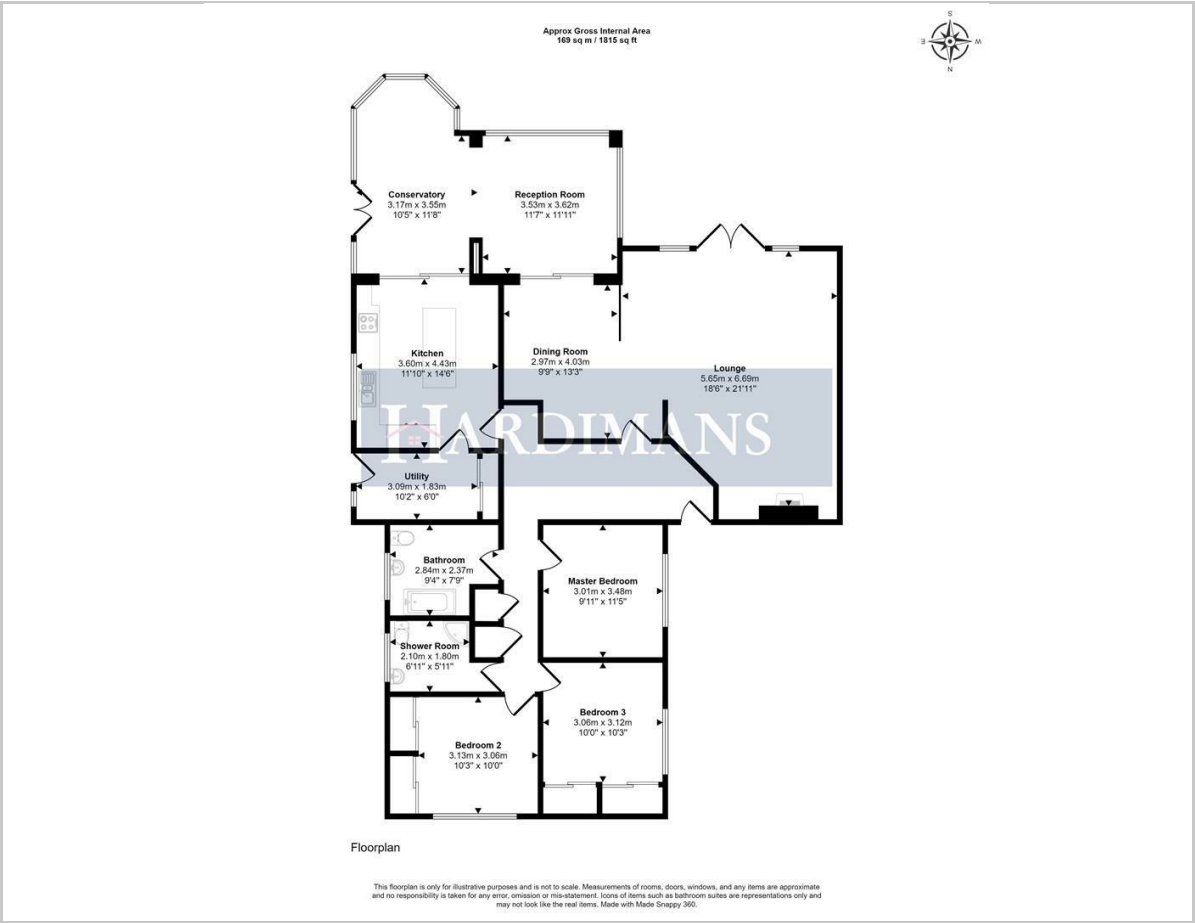
Flood Risk Info: Very low

- * Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps
- * Mobile: EE, THREE, 02, VODAFONE ALL LIKELY
- * Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.





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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

