

HARDIMANS



28 Farrer Drive
, Lowestoft, NR32 3BF
£320,000



28 Farrer Drive, Lowestoft, Suffolk, NR32 3BF

Excellent detached bungalow located on Farrer Drive on a popular development in North Oulton Broad. This delightful property boasts two reception rooms, two bedrooms, and two bathrooms, offering ample space for comfortable living.

As you step inside, you are greeted by the quality craftsmanship of an Oldman homes built bungalow. The superb open plan kitchen diner is perfect for hosting family and friends, with patio doors leading from both the lounge and dining room to the lovely private gardens, creating a seamless indoor-outdoor living experience.

The property features an ensuite shower for added convenience and privacy. There is the added benefit of parking available for up to three vehicles, plus the good size brick & tile garage.

Don't miss the opportunity to make this beautiful bungalow your new home. Whether you're looking to downsize or simply enjoy single-storey living, this property offers a perfect blend of comfort and style. Contact us today to arrange a viewing and start your new life in this wonderful home on Farrer Drive.

COVERED ENTRANCE

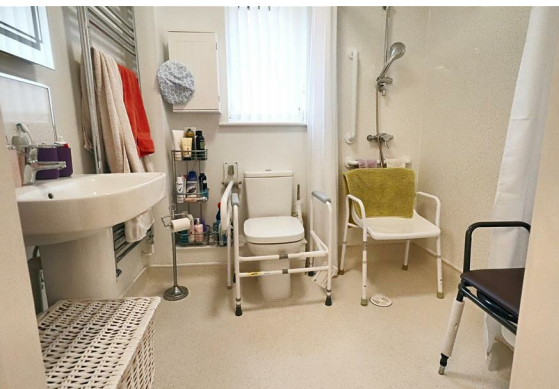
composite door to:-

PARTICULARLY SPACIOUS ENTRANCE HALL

10'2" x 10'9" (3.12 x 3.30)

double built-in cloaks cupboard, built-in boiler cupboard housing a Vaillant gas combination boiler, radiator, wood effect flooring.





LOUNGE

15'5" x 11'8" (4.72 x 3.56)
radiator, upvc double glazed double doors to rear garden, vertical blinds, double casement doors to:-

PARTICULARLY SPACIOUS KITCHEN/DINING ROOM

22'1" x 12'1" (6.74 x 3.69)
kitchen area fitted in a painted wood range of units in soft white finish, one and a half bowl sink unit, range of Bosch appliances to include integrated dishwasher, washing machine, refrigerator and freezer, all with front decor panels, 4 burner induction hob, glass splashbacks, stainless steel extractor, double oven/grill, peninsular breakfast bar with an integrated wine chiller, 2 radiators - dining area with upvc double glazed doors to rear patio and garden, vertical blinds, double glazed side door.

MASTER BEDROOM

12'8" x 11'5" (3.87 x 3.48)
upvc double glazed window, vertical blinds, radiator.

EN SUITE SHOWER ROOM

7'9" x 3'4" (2.38 x 1.02)
shower cubicle with pvc shower boarding, thermostatic shower unit, extractor/light, low level wc, vanity washbasin, chrome towel rail/radiator, upvc opaque glazed window.



BEDROOM 2

11'7" max x 9'4" (3.55 max x 2.86)

upvc double glazed window, vertical blinds, radiator.

RE-FITTED WET ROOM

6'8" x 5'10" (2.05 x 1.78)

moulded shower floor, shower area with thermostatic shower unit, low level wc, pedestal washbasin, chrome towel rail/radiator, extractor fan, upvc opaque glazed window, vertical blinds.

OUTSIDE

To the front, gardens laid to lawn, hedgerow, paved pathways. To the side, brick pavier driveway providing ample car standing. To the rear, garage, good size and fully enclosed gardens with particularly private aspect laid mainly to lawn with good size paved patios and pathways, well stocked flower and shrub borders, aluminium framed greenhouse. The property enjoys a rear sunny aspect.

SINGLE GARAGE

19'7" x 6'7" (5.98 x 2.01)

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

COUNCIL TAX BAND

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TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

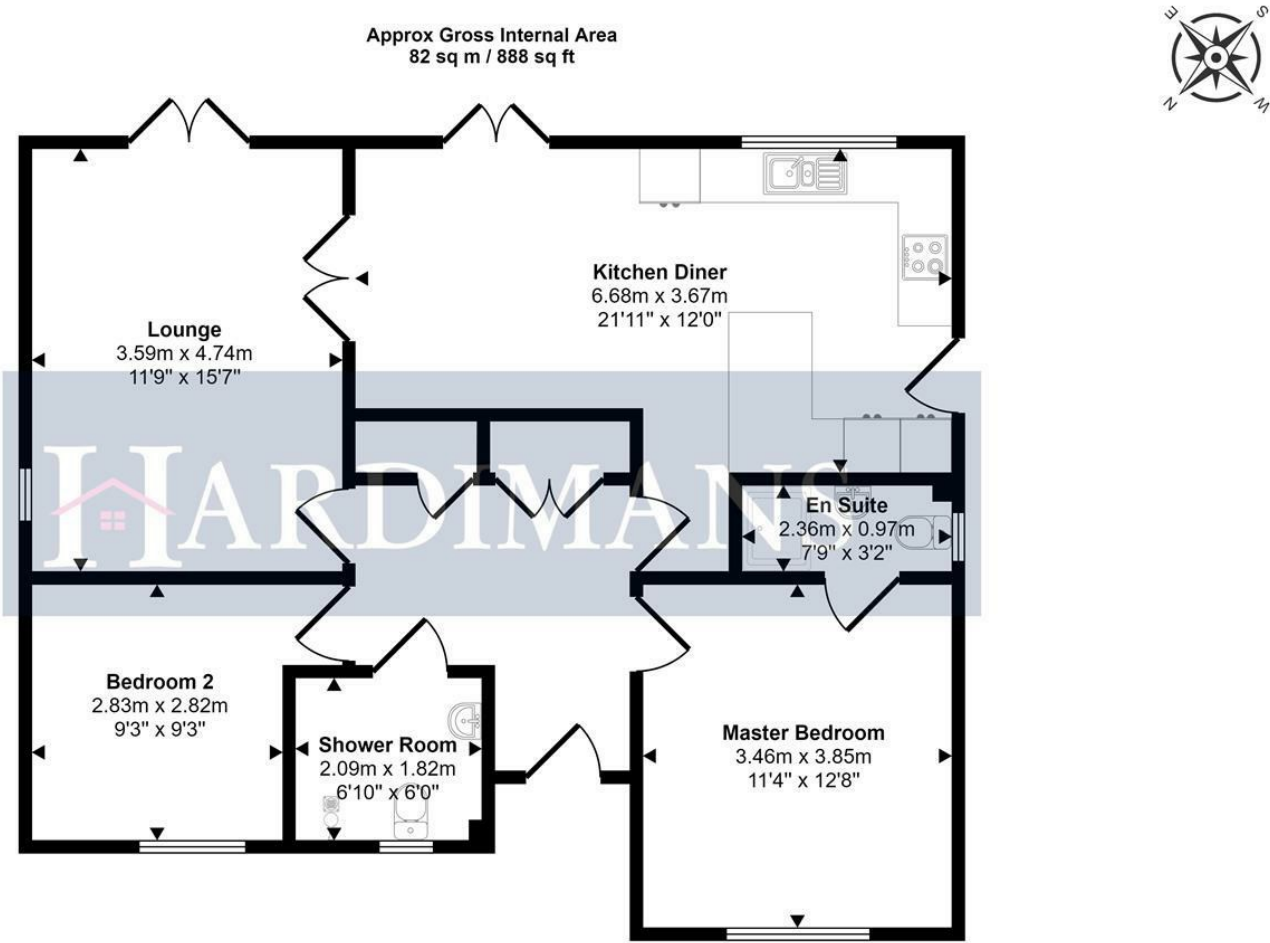
* Broadband: Ultrafast upload 1800 Mbps download 1000 Mbps

* 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.



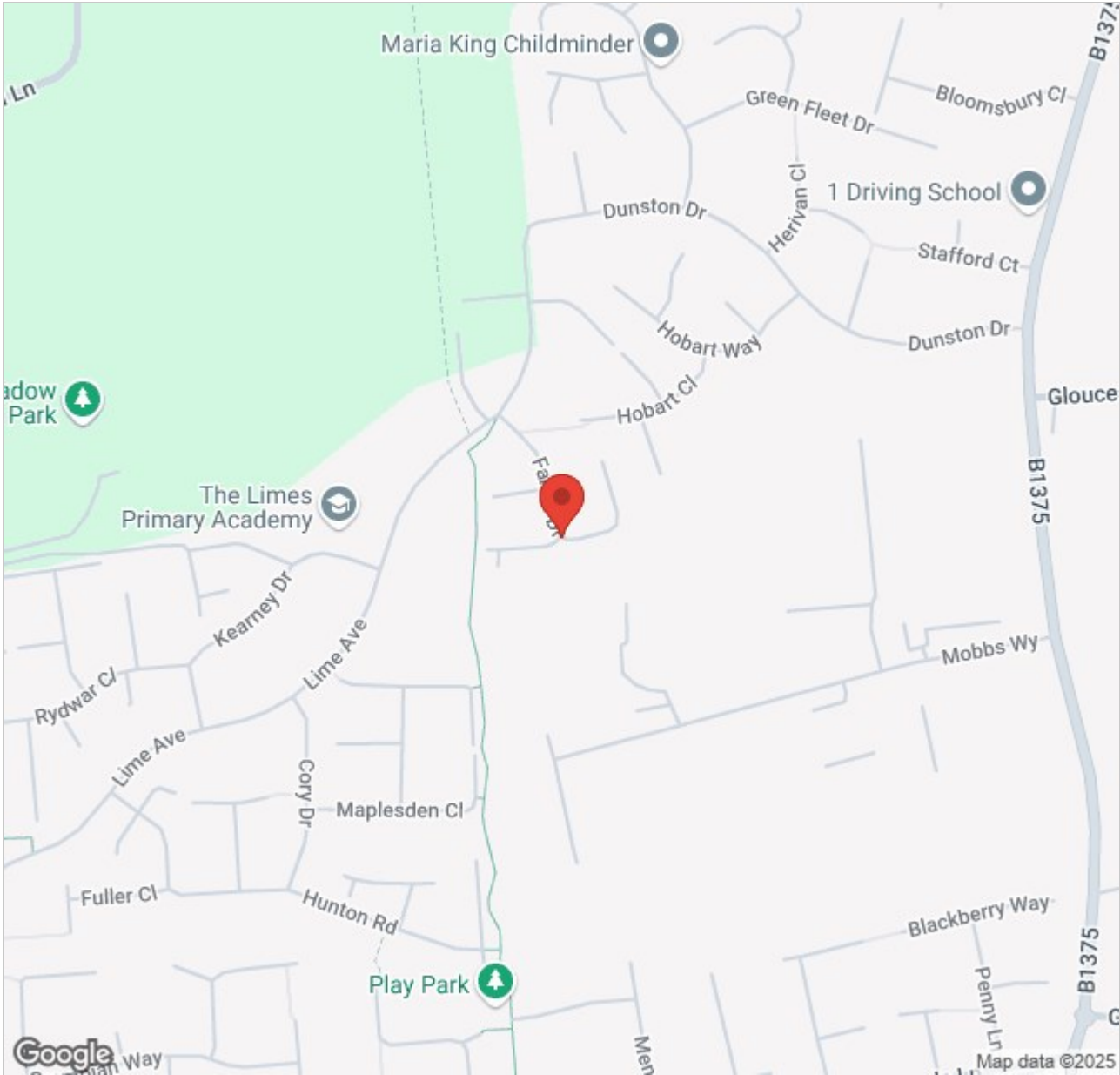
Floor Plan



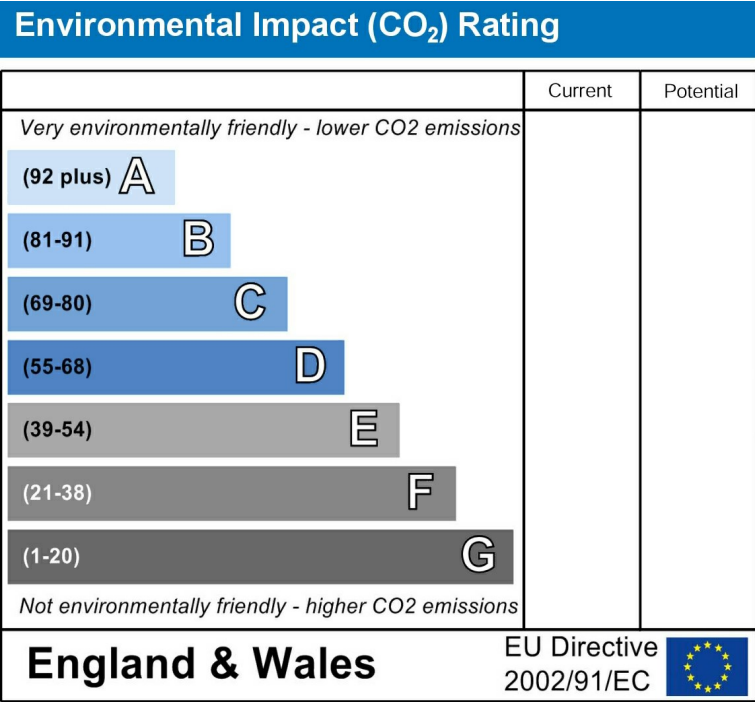
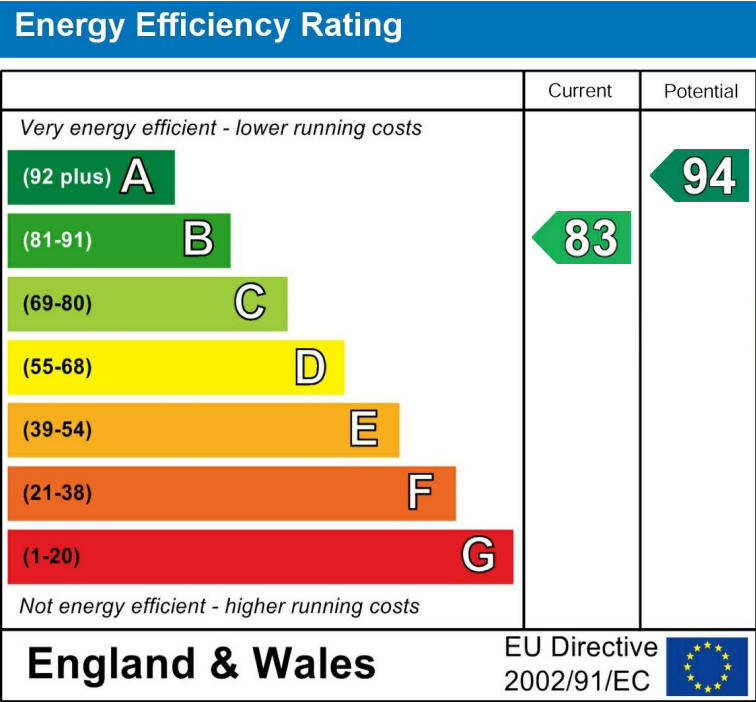
Floorplan

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