

HARDIMANS

37 Carlton Road
Lowestoft, NR33 0RU
Guide Price £250,000



37 Carlton Road, Lowestoft, Suffolk, NR33 0RU

Nestled on Carlton Road in the charming coastal town of Lowestoft, this delightful terraced house, thought to have been built in 1860, offers a unique blend of character and potential. With its rich history, this property is a true gem waiting to be transformed into a modern family home.

As you step inside, you are greeted by a generous size entrance hall, that sets the tone for the rest of the property. The house boasts two spacious reception rooms, perfect for entertaining or enjoying quiet family evenings. The layout includes three well-proportioned bedrooms, which were originally four, offering the potential for reinstatement should you desire. The two bathrooms add convenience for family living, ensuring that morning routines run smoothly.

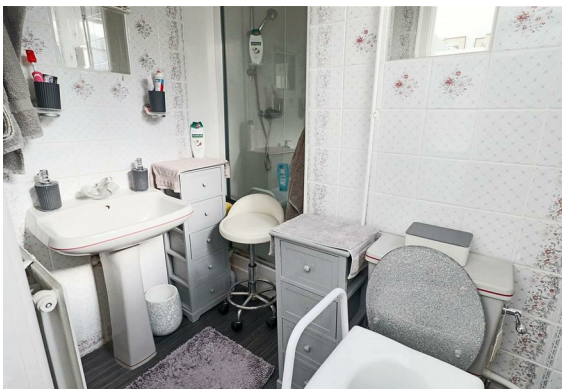
One of the standout features of this property is the south-facing patio and rear garden, which invites an abundance of natural light and offers a lovely space to simply soak up the sun. There is also a single garage together with double gates providing additional parking. The vendors appreciate the property does require general improvement, but the potential to update is significant, allowing you to tailor it to your personal taste and lifestyle.

Additionally, the location is a major highlight. Just a short stroll away, you will find the beautiful beach, perfect for leisurely walks, family outings, or enjoying the seaside atmosphere. This property not only offers a comfortable living space but also the opportunity to embrace the coastal lifestyle that Lowestoft has to offer.

In summary, this characterful terraced house on Carlton Road presents an exciting opportunity for those looking to invest in a property with charm and potential in a desirable location. Whether you are a first-time buyer or seeking a family home, this property is well worth a visit.

Double glazed door and side window to:-





PARTICULARLY SPACIOUS ENTRANCE HALL

stairs to first floor, cupboard space under, radiator concealed by radiator cabinet, attractive ceiling rose.

FRONT SITTING ROOM

bay window with upvc double glazing, vertical blinds, radiator, tv point, tiled corner fireplace with coal effect gas fire.

DINING ROOM

with an attractive ornamental fireplace, radiator, ceiling rose, door and windows to:-

STUDY

with fitted desktop, drawer units, wall cupboard, recessed area, door connecting to conservatory.

KITCHEN/BREAKFAST ROOM

one and a half bowl sink unit, hot and cold mixer tap, gas cooker point, stainless steel splashbacks, concealed filter hood, range of fitted wall cupboards, walk-in pantry cupboard, opening to:-

UTILITY

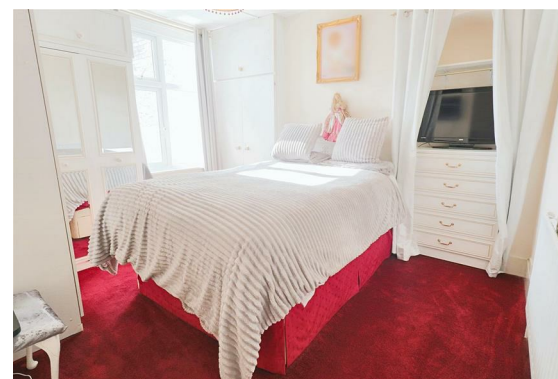
one and a half bowl sink unit, recess and plumbing for automatic dishwasher, washing machine, space for tumble dryer, space for American style fridge freezer, poly carbonate roof, door connecting to conservatory.

SHOWER ROOM

shower cubicle with pvc shower boarding, low level wc, pedestal washbasin, part tiled walls, radiator.

SPACIOUS CONSERVATORY

of brick construction with upvc double glazing, poly carbonate roof, 2 sets of sliding patio doors, tiled floor, radiator.



STAIRS TO FIRST FLOOR AND LANDING

access to roof void, radiator concealed by radiator cabinet, ornamental recessed niche.

MASTER BEDROOM

with bay window, upvc double glazing, radiator, feature cast iron fireplace, ornamental ceiling rose, arched opening to:-

EN SUITE DRESSING ROOM

2 sets of double fitted wardrobe cupboards providing ample hanging space, sliding mirrored doors, additional free standing wardrobe cupboards, ornamental ceiling rose.

BEDROOM 2

upvc double glazed window, radiator, feature cast iron fireplace, cupboard containing an Ariston gas combination boiler.

BEDROOM 3

upvc double glazed window, radiator, feature cast iron fireplace.

SPACIOUS BATHROOM

cased bath, hot and cold shower mixer, pedestal washbasin, low level wc, radiator, double aspect windows with opaque upvc glazing.

NOTE:

The en suite dressing room to the master bedroom was originally a 4th bedroom and could easily be reinstated if so required.





OUTSIDE

To the front, gardens enclosed by brick retaining walls with established shrubs, easy maintenance barked areas, concrete pathway and courtesy lighting. To the rear, good size paved patio area providing an ideal sun trap with established borders, steps to further raised garden area laid mainly to lawn with established shrub borders, Yucca plant, additional side double gates providing further off road car standing if so required, rear vehicular access via service road. Note: The property enjoys a rear Southerly aspect.

SINGLE GARAGE

of brick and felt construction with up and over upvc personal doors.

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

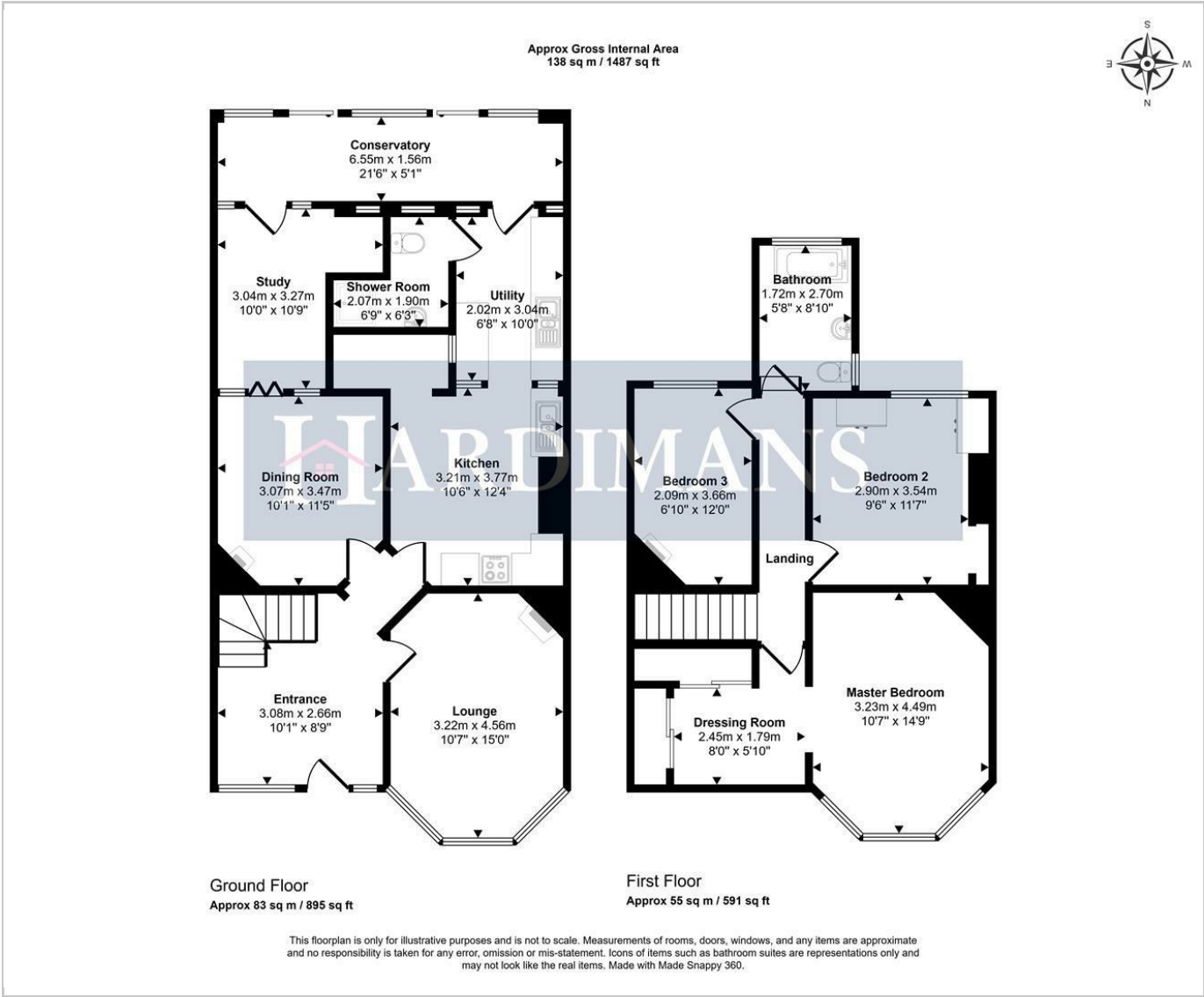
* Broadband: Ultrafast -
Download 10000mbps - Upload 10000mbps

* Mobile; Three 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.



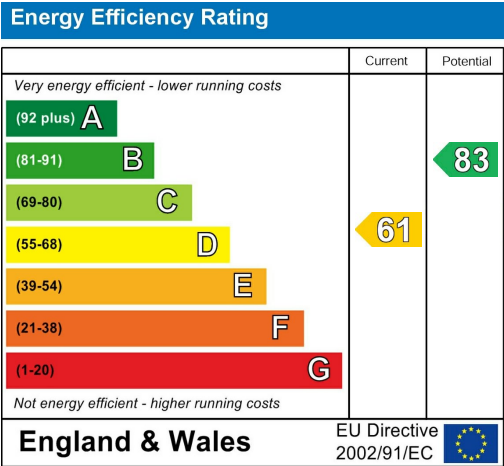
Floor Plan



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.

The Property Ombudsman

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