

HARDIMANS



8 Bittern Green
, Lowestoft, NR33 8PH
£275,000



8 Bittern Green, Lowestoft, Suffolk, NR33 8PH

Nestled in the charming area of Bittern Green, South Oulton Broad, this delightful detached house is ideally placed overlooking a large open green. The property has been considerably improved having an extended and well fitted kitchen, making cooking a pleasure. The good size lounge opens into the dining room, and from here you access the equally generous size conservatory, just a great place to sit and relax.

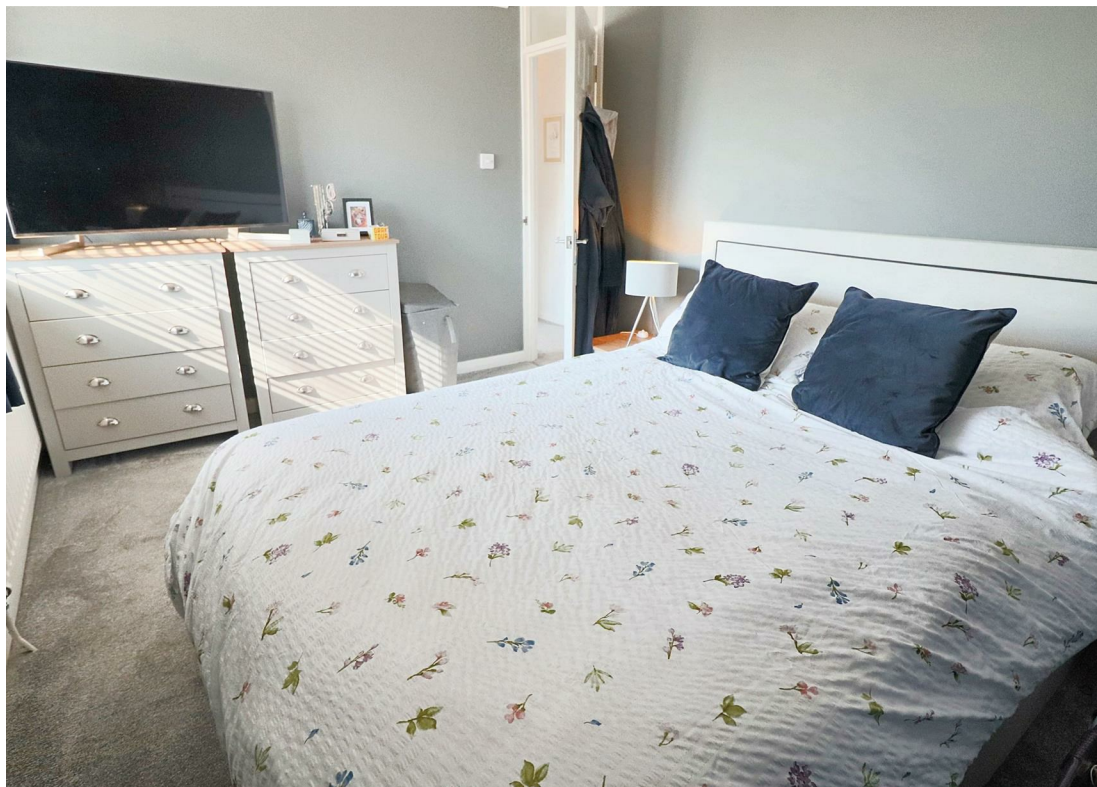
The house boasts three inviting bedrooms, and a stylish modern fitted shower room, ensuring plenty of room for family or guests. In addition, the property has a downstairs cloaks room.

The easy maintenance gardens surrounding the property provide a lovely outdoor space without the burden of extensive upkeep, allowing you to enjoy the beauty of nature at your leisure.

This property is not just a house; it is a wonderful home that offers a peaceful lifestyle in a desirable location. With its thoughtful layout and attractive features, it is an ideal choice for those seeking comfort and convenience in Lowestoft.

Composite double glazed door to:-





SPACIOUS KITCHEN/BREAKFAST ROOM

fitted in a range of high gloss soft cream fronted units, one and a half bowl sink unit, integrated dishwasher, refrigerator and freezer with front decor panels, 4 burner ceramic hob, suspended stainless steel glass extractor over, double oven and grill, inset ceiling spot lighting, range of further fitted store cupboards, radiator, upvc double glazed window overlooking the rear garden.

DOWNSTAIRS CLOAKROOM

low level wc, washbasin, hot and cold, radiator, fitted store cupboard with electric meters and fuse box, further fitted boiler cupboard with a Baxi gas combination boiler, opaque glazed upvc window.

DINING ROOM

with stairs to first floor, radiator, large opening to lounge, upvc doors to conservatory.

CONSERVATORY

brick/upvc construction, sealed unit double glazing, poly carbonate roof, radiator, double doors to rear garden.



LOUNGE

upvc double glazed picture window overlooking an open green area, radiator, fireplace with a Living Flame coal effect gas fire.

STAIRS TO FIRST FLOOR AND LANDING

access to roof void.

BEDROOM 1

upvc double glazed window, fitted slatted blinds, radiator.

BEDROOM 2

upvc double glazed window, fitted slatted blinds, radiator, full range of fitted wardrobe cupboards with 4 sliding doors, 2 mirrored.

BEDROOM 3

upvc double glazed window, fitted slatted blinds, radiator.

RE-FITTED SHOWER ROOM

double walk-in shower cubicle, thermostatic unit with overhead drencher, shower boarding, low level wc with concealed cistern, vanity washbasin, fitted cabinets in a dark grey finish, modern towel rail/radiator, inset ceiling spot lighting, opaque upvc window.





OUTSIDE

To the front, the property has a good size garden laid to lawn with paved pathway. Note: The property has very pleasant views overlooking an open green area with mature trees. To the side and front is a gate providing access to an enclosed paved area leading to the main front door. To the rear, good size easy maintenance gardens with astro turf lawns, contoured paved pathways, 2 raised patio areas, ornamental garden pond, lantern light, timber garden store, space for off road parking for 2 vehicles.

SINGLE GARAGE

of brick and felt construction with power and light, remote control up and over door, additional car standing, vehicular access onto Burnt Hill Way.

TENURE

Freehold

COUNCIL TAX BAND

C

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

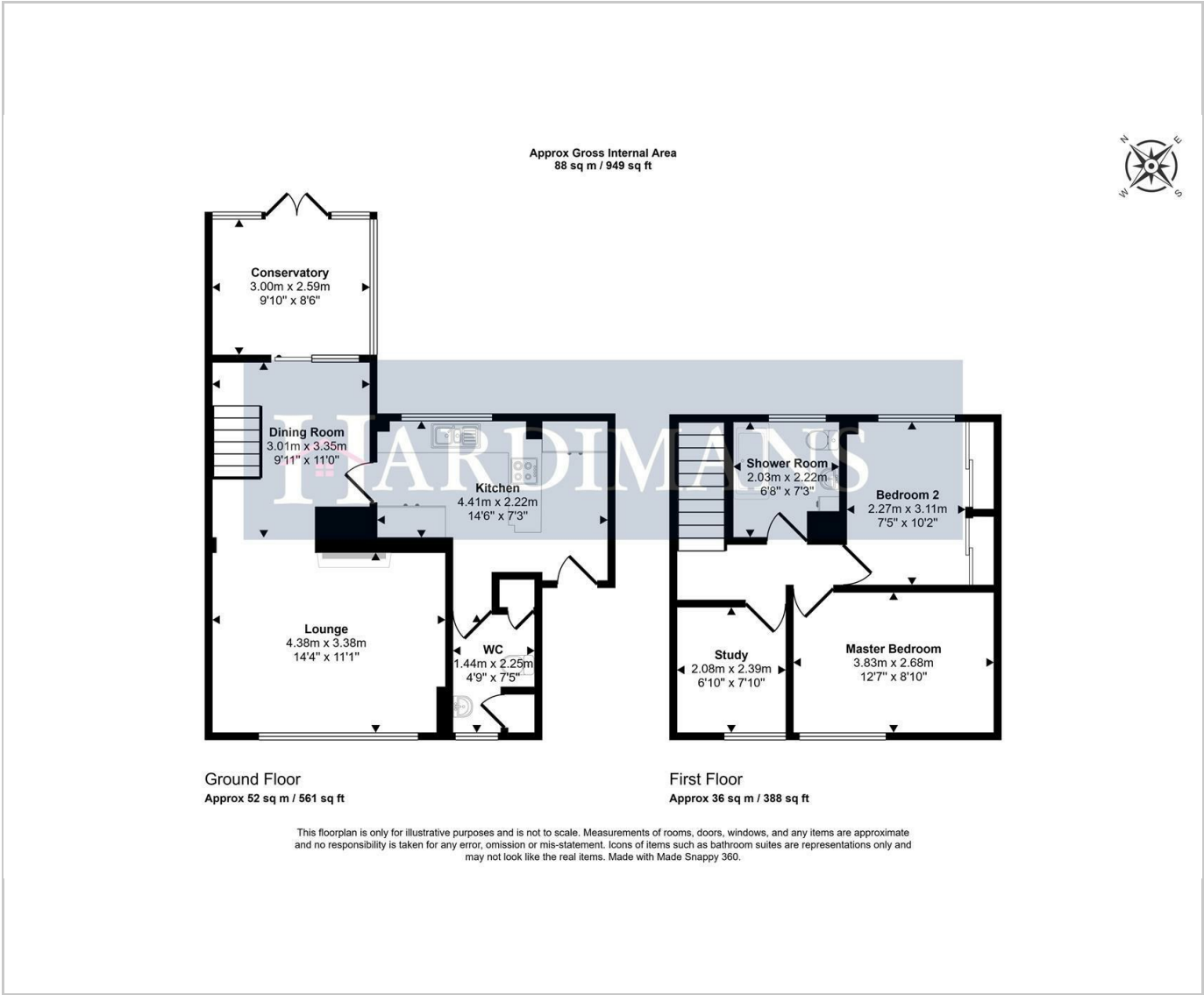
* Broadband: FTTC - 500mbps

* Mobile: good coverage

* 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.



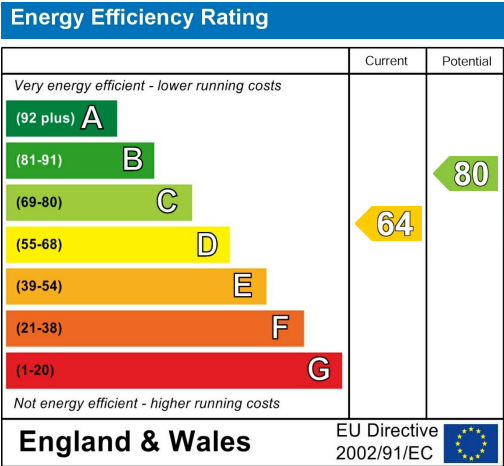
Floor Plan



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.

PROTECTED

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