

The logo for Hardimans, featuring a stylized house icon with a red roof and a blue square window, followed by the word "HARDIMANS" in a white serif font on a dark blue background.

# HARDIMANS

**7 Marsh Lane**  
Somerleyton, Lowestoft, NR32 5QX  
**£425,000**





## 7 Marsh Lane, Somerleyton, Lowestoft, Suffolk, NR32 5QX

Located in the highly sought-after village of Somerleyton, this exquisite detached house on Marsh Lane offers a perfect blend of modern living and charming countryside appeal. With 4 good size bedrooms, two well-appointed bathrooms, and a downstairs cloakroom, this property is ideal for families or those seeking ample space for guests.

Upon entering, you are greeted by a generous size hallway, which sets the tone for the house. There are two open plan reception rooms, which lead to the feature conservatory, providing a bright and airy space that seamlessly connects the indoors with the beautiful outdoors. This versatile area can be used as a sunlit lounge, or even a dining area, catering to your lifestyle needs. The heart of the home is undoubtedly the wonderful open plan kitchen breakfast room, which has been completely refurbished to a high standard. This contemporary space is designed for both functionality and style, making it a delightful area for culinary creations and casual dining. This property has been sympathetically refurbished by the current vendors to a particularly high standard where there are simply too many features to mention.

Situated close to the picturesque Somerleyton Marina and the stunning Broads, this home offers not only a tranquil setting but also easy access to a variety of outdoor activities. Whether you enjoy boating, walking, or simply soaking in the natural beauty of the area, this location has something for everyone.

In summary, this beautifully refurbished home in Somerleyton is a rare find, combining modern comforts with a desirable location. It is a perfect opportunity for those looking to enjoy a high standard of living in a charming village setting.

**Composite double glazed door to:-**







### **SPACIOUS ENTRANCE HALL**

with wood effect flooring, stairs to first floor, radiator, built-in cloaks cupboard with electric fuse box.

### **DOWNSTAIRS CLOAKROOM**

low level wc, vanity washbasin, tiled walls, wood effect flooring.

### **SPACIOUS KITCHEN/BREAKFAST ROOM**

re-fitted in a range of light grey painted units with feature granite worktops, inset ceramic sink unit, water softener, space for cooking range, extractor canopy, glass splashback, fitted wall cupboards, integrated dishwasher with front decor panel, fitted breakfast bar with cupboard space below, inset ceiling spot lighting, radiator, kick space heater, double aspect windows with upvc double glazing, double doors to dining room, additional glazed door to:-

### **REAR ENTRANCE LOBBY**

with double glazed composite door, upvc window.



### **UTILITY ROOM**

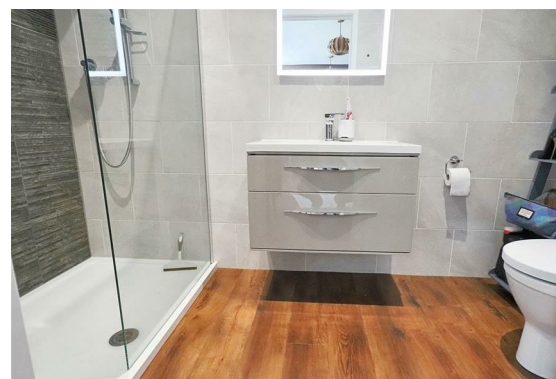
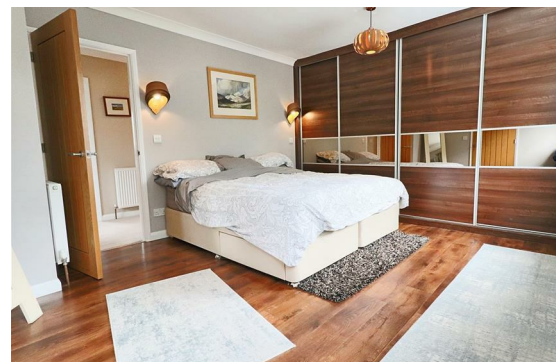
single sink unit, recess and plumbing for automatic washing machine, space for tumble dryer, built-in store cupboards with sliding oak effect doors, boiler cupboard housing a Worcester oil fired boiler heating domestic hot water and radiator heating system, upvc double glazed door to rear patio and garden.

### **STUDY/BEDROOM 4**

double aspect windows, upvc double glazing, 2 radiators.

### **LOUNGE**

with wood effect flooring, 2 radiators, upvc french doors to rear patio and garden, additional set of patio doors to conservatory.





## CONSERVATORY

of brick/upvc construction, glass reflective roof, wood effect flooring, double doors to rear garden.

## STAIRS TO FIRST FLOOR AND LANDING

glass block window, radiator, access to roof void.

## MASTER BEDROOM

2 windows with upvc double glazing, wood effect flooring, extensive range of fitted wardrobe cupboards with 4 sliding doors, 2 radiators.

## EN SUITE SHOWER ROOM

with double walk-in shower cubicle, shower and overhead drencher, low level wc, vanity washbasin, tiled walls, wood effect flooring, chrome towel rail/radiator.

## BEDROOM 2

double aspect windows, upvc double glazing, radiator.

## BEDROOM 3

upvc double glazed window, radiator, double built-in store cupboard with electric light.

## BATHROOM

cased bath, hot and cold, thermostatic shower unit, shower screen, low level wc with concealed cistern, vanity washbasin, tiled walls and floor, chrome towel rail/radiator, upvc opaque glazed window.

## OUTSIDE

To the front, the property has an attractive stone paved patio area with corner timber pergola, flower and shrub borders, steps leading down to double width driveway. To the rear, attractive landscaped gardens, adjacent to the property is a feature stone paved patio area with timber pergola with established climbers, ornamental garden pond, steps leading to raised lawned garden, well stocked flower and shrub borders, corner timber garden store, gate providing rear pedestrian access to communal green.







### **DOUBLE DETACHED GARAGE**

of brick and tile construction with remote control double roller door and personal door, power and light.

### **TENURE**

Freehold

### **MATERIAL INFO**

This property has:

Mains Electric, water & sewerage (Heating by oil radiators)

Flood Risk Info: Very low

\* Broadband: FTTP

\* Mobile: Much better connection now with fibre

\* 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.

### **COUNCIL TAX BAND**

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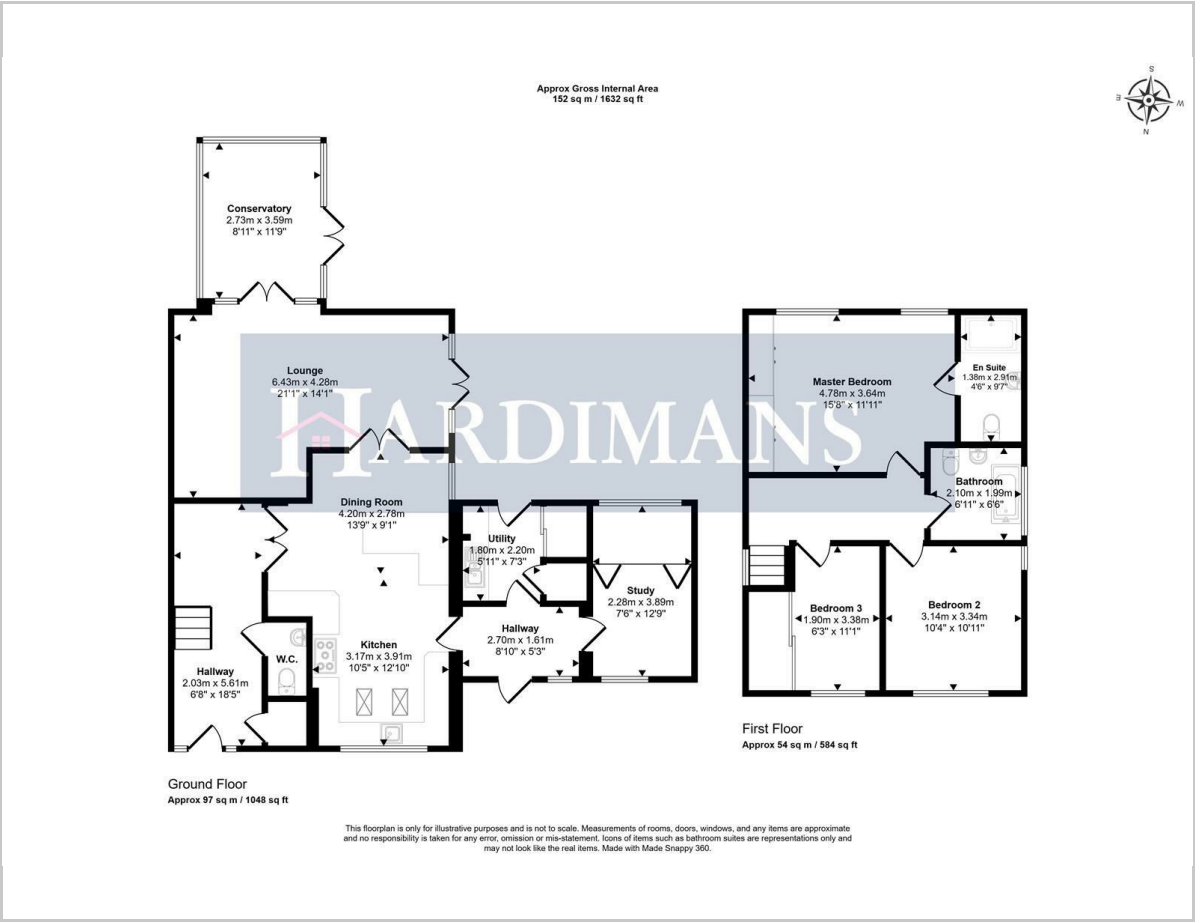








Floor Plan



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

