

HARDIMANS



97 Park Road

, Lowestoft, NR32 1SP

Offers Over £235,000



97 Park Road, Lowestoft, Suffolk, NR32 1SP

Park Road in the charming town of Lowestoft, this Victorian terraced house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a beautifully renovated bathroom, this property offers a perfect blend of space and character.

Step inside this outstanding home, and you'll be greeted by a wealth of charm and period features that are sure to captivate your heart. The exposed pine floorboards, pine stripped doors, and exquisite Victorian fireplaces add a touch of elegance to the property, showcasing a perfect mix of old-world charm and modern convenience.

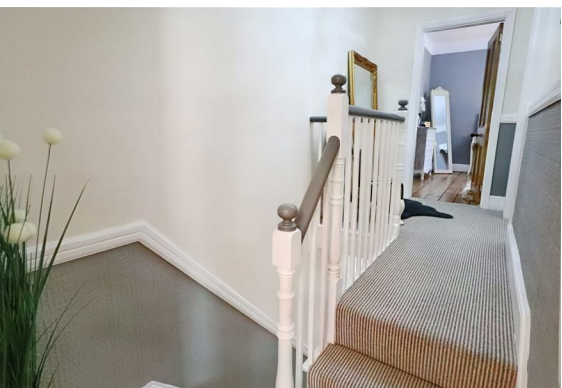
Spanning across 1,025 sq ft, this Victorian beauty offers rooms of generous proportion, providing ample space for comfortable living. The meticulous renovation has ensured that this home is presented in immaculate condition, ready for you to move in and make it your own.

Conveniently offering parking for one vehicle, this property combines style, comfort, and practicality seamlessly. Whether you're relaxing in one of the reception rooms, unwinding in the bedrooms, or enjoying the historic ambiance throughout, this Victorian house is sure to enchant you with its timeless appeal.

Don't miss the opportunity to own this superbly renovated Victorian property. Embrace the charm, revel in the period features, and make this house your home sweet home.

Entrance door to:-





PARTICULARLY SPACIOUS ENTRANCE HALL

with feature exposed pine floor boards, stairs to first floor, recessed area under, radiator concealed by radiator cabinet, dado rail, high level cupboard with electric meters.

FRONT SITTING ROOM

with an attractive bay window and fitted blinds, feature cast iron Victorian style fireplace with surround and mantel, exposed pine floor boards, radiator, ornamental ceiling rose.

DINING ROOM

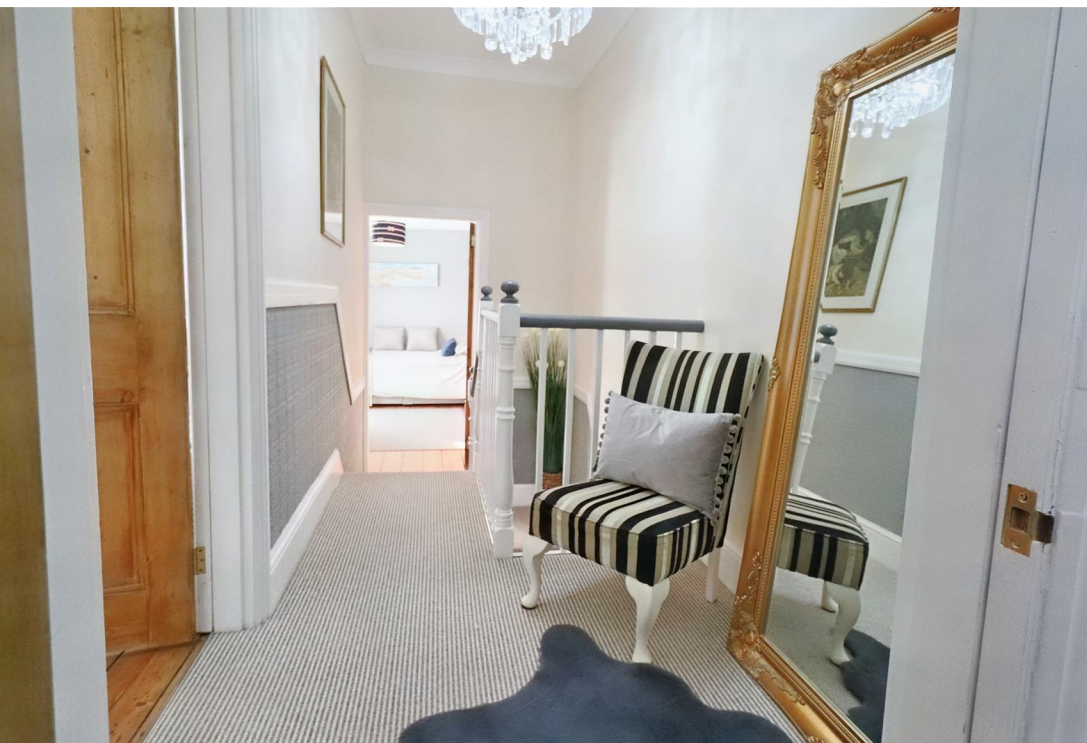
with an attractive cast iron Victorian style fireplace, surround and mantel, exposed pine floor boards, radiator, upvc french doors to rear garden.

RE-FITTED KITCHEN

in a range of shaker style units in a soft cream finish, one and a half bowl ceramic sink, hot and cold mixer tap, integrated dishwasher with front decor panel, 4 burner stainless steel gas hob, oven/grill. stainless steel extractor canopy, tiled splashback, fitted wall cupboards, breakfast bar, inset ceiling spot lighting, cupboard containing a Vaillant gas combination boiler, 2 windows with upvc double glazing, inset ceiling spot lighting.

SPACIOUS UTILITY/LOBBY

fitted worktop and wall cupboard, tiled splashback, recess and plumbing for automatic washing machine, space for tumble dryer, Victorian style upright radiator, inset spot light, upvc opaque glazed window.



RE-FITTED VICTORIAN STYLE BATHROOM

cased bath with hot and cold shower mixer, pedestal washbasin, low level wc, wood panelling to dado rail, Victorian style radiator, inset ceiling spot lighting, 2 windows with upvc opaque glazed window.

STAIRS TO FIRST FLOOR AND LANDING

access to roof void.

MASTER BEDROOM

with upvc double glazing, feature cast iron Victorian style fireplace, exposed pine floor boards.

BEDROOM 2

upvc double glazed window, radiator, feature cast iron Victorian style fireplace, exposed pine floor boards.

BEDROOM 3

upvc double glazed window, radiator, exposed pine floor boards.

OUTSIDE

To the front, forecourt garden with brick retaining wall, slate chippings. To the rear, good size gardens with a concrete patio area, well stocked flower and shrub borders, lawned garden. Large timber store, CAR PARKING SPACE.

COUNCIL TAX BAND

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MATERIAL INFO

This property has:

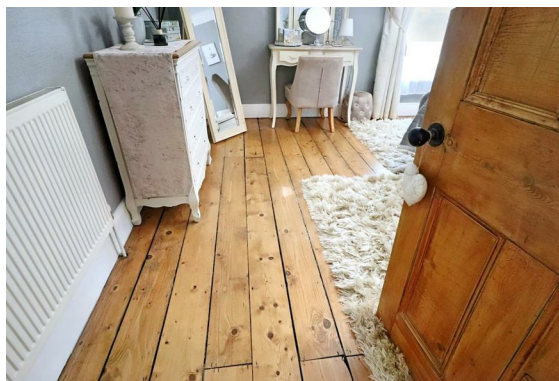
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: FTTP - 11mbps

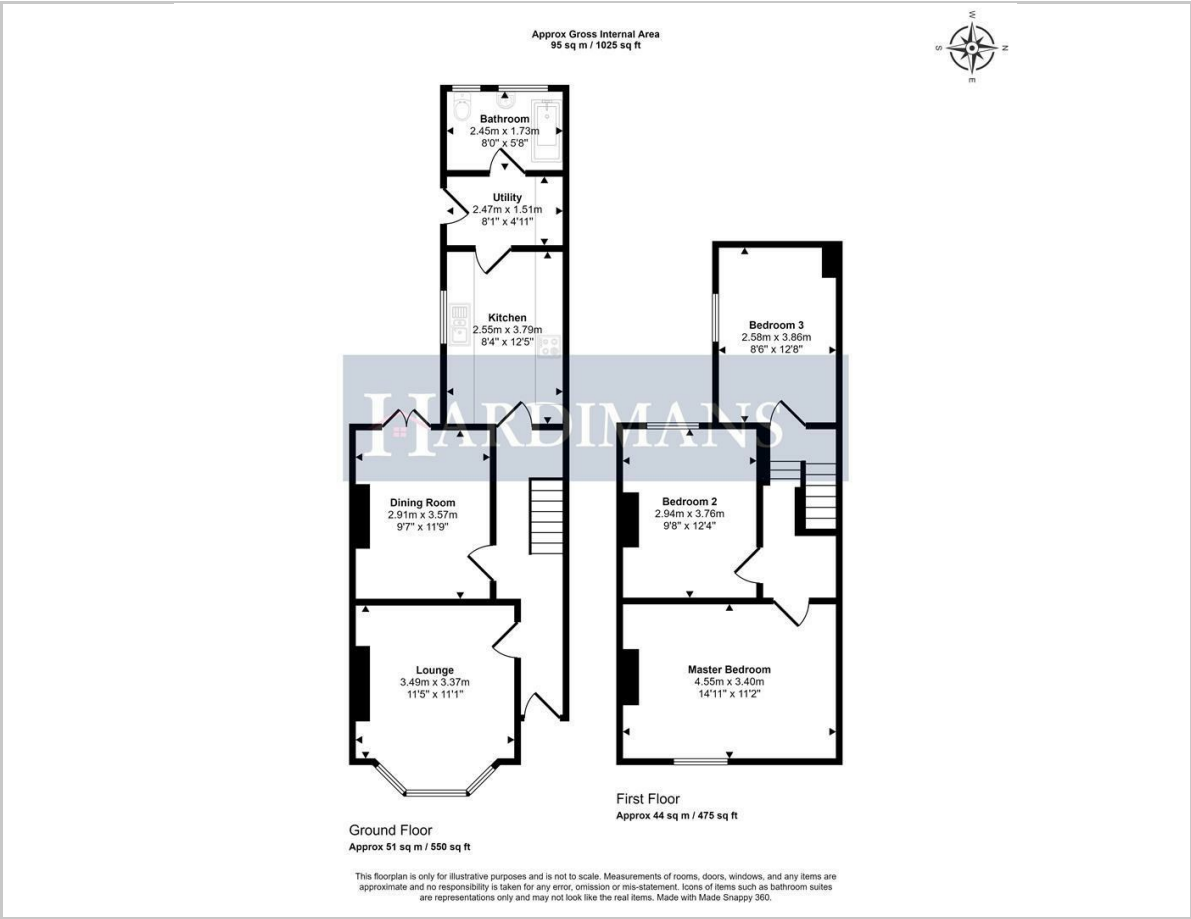
* Mobile: 85% coverage

* 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



Viewing

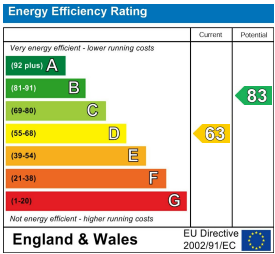
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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