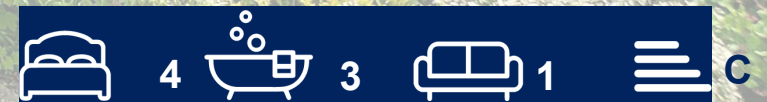


# HARDIMANS



**12 Rookery Close**  
Oulton Broad, Lowestoft, NR33 9NZ  
**£525,000**





## 12 Rookery Close, Oulton Broad, Lowestoft, Suffolk, NR33 9NZ

Nestled in the tranquil Rookery Close, Lowestoft, this impressive detached house offers a perfect blend of space, comfort, and potential. Set on the largest plot within a peaceful cul-de-sac, this property spans an expansive 0.26 acres, providing ample outdoor space for family activities and relaxation.

The home boasts four generously sized bedrooms, making it ideal for families or those seeking extra room for guests. With three well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The heart of the home is undoubtedly the superb open-plan kitchen diner, which flows seamlessly into a delightful sunroom with its feature vaulted ceiling. This inviting space is perfect for entertaining or enjoying family meals while basking in natural light.

The property has been well maintained and improved, presenting a wonderful opportunity for buyers looking for a move-in ready family home. Additionally, there is great potential to build a double garage, which would allow you the opportunity to convert the existing garage to suit your needs (subject to planning permission).

This charming residence in Lowestoft is not just a house; it is a place where memories can be made. With its quiet location and spacious layout, it is sure to appeal to those seeking a peaceful yet convenient lifestyle. Do not miss the chance to make this exceptional property your new home.

**Composite double glazed door to:-**







### **ENTRANCE PORCH**

with wood effect flooring, radiator, upvc double glazed window, vertical blinds, large walk-in cloaks cupboard with electric light, ideal for storage.

### **INNER HALLWAY**

with wood effect flooring, stairs to first floor, double doors to lounge.

### **DOWNSTAIRS CLOAKROOM**

low level wc, vanity washbasin, chrome towel rail/radiator, extractor fan.

### **GOOD SIZE LOUNGE**

with square bay window, upvc double glazing, vertical blinds, wood effect flooring, attractive modern style fireplace with electric pebble stone inset, 2 radiators, double doors to kitchen, upvc french doors and windows to rear patio and garden.

### **SUPERB OPEN PLAN EXTENDED KITCHEN/DINER**

re-fitted in a range of soft cream painted oak units, white coloured marbled worktops, inset stainless steel sink unit, integrated dishwasher, refrigerator and freezer with front decor panels, 4 burner ceramic hob, glass splashbacks, glass and stainless steel extractor, integrated microwave and oven, fitted wall cupboards, inset ceiling spot lighting, peninsular worktop with cupboard space below, wood effect flooring, built-in understairs store cupboard, modern upright radiator, large opening to sun lounge,





## SUN LOUNGE

beautiful light and airy area with a feature vaulted ceiling, exposed timbers, and upvc double glazed Cathedral style window, fitted blinds, modern style upright radiator, double doors to rear patio and garden.

## UTILITY ROOM

single drainer one and a half bowl sink unit, tiled splashback, fitted wall cupboards, upvc side door.

## STUDY

upvc double glazed window, radiator, telephone point.

## STAIRS TO FIRST FLOOR AND LANDING

## MASTER BEDROOM

double aspect windows, vertical blinds, radiator, 2 double fitted wardrobe cupboards.

## EN SUITE SHOWER ROOM

double shower cubicle with thermostatic shower unit, overhead drencher, low level wc, vanity washbasin, tiled walls and shower boarding, built-in cupboard with shelving, upvc opaque glazed window, extractor fan.

## BEDROOM 2

upvc double glazed window, radiator, triple built-in wardrobe cupboard, tv point.

## BEDROOM 3

upvc double glazed window, radiator, double built-in wardrobe cupboard.

## BEDROOM 4

upvc double glazed window, vertical blinds, radiator, built-in wardrobe cupboard, built-in airing cupboard.







## **FAMILY BATHROOM**

cased bath, hot and cold shower mixer, low level wc, vanity washbasin, shower cubicle with thermostatic shower unit, fully tiled walls, chrome rowel rail/radiator, access to roof void, upvc opaque glazed window.

## **OUTSIDE**

To the front, the property enjoys a particularly large garden laid mainly to lawn with attractive hedgerows and shrubs, double wrought iron gates and gravelled driveway for several vehicles, leading to a double adjoining garage. To the side and rear good size gardens laid to lawn, raised flower shrub borders, paved patios and pathways, aluminium framed greenhouse, large timber store.

## **DOUBLE ADJOINING GARAGE**

18'2" x 17'3" (5.55 x 5.27)

brick and tile construction, electric meters, fuse boxes, Worcester gas boiler heating domestic hot water and radiator heating system, extensive range of fitted worktops and cupboards, remote control double up and over door, upvc side door, utility area with single drainer sink, recess and plumbing for automatic washing machine, space for tumble dryer.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

E

## **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTC - Ultrafast 10000 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.



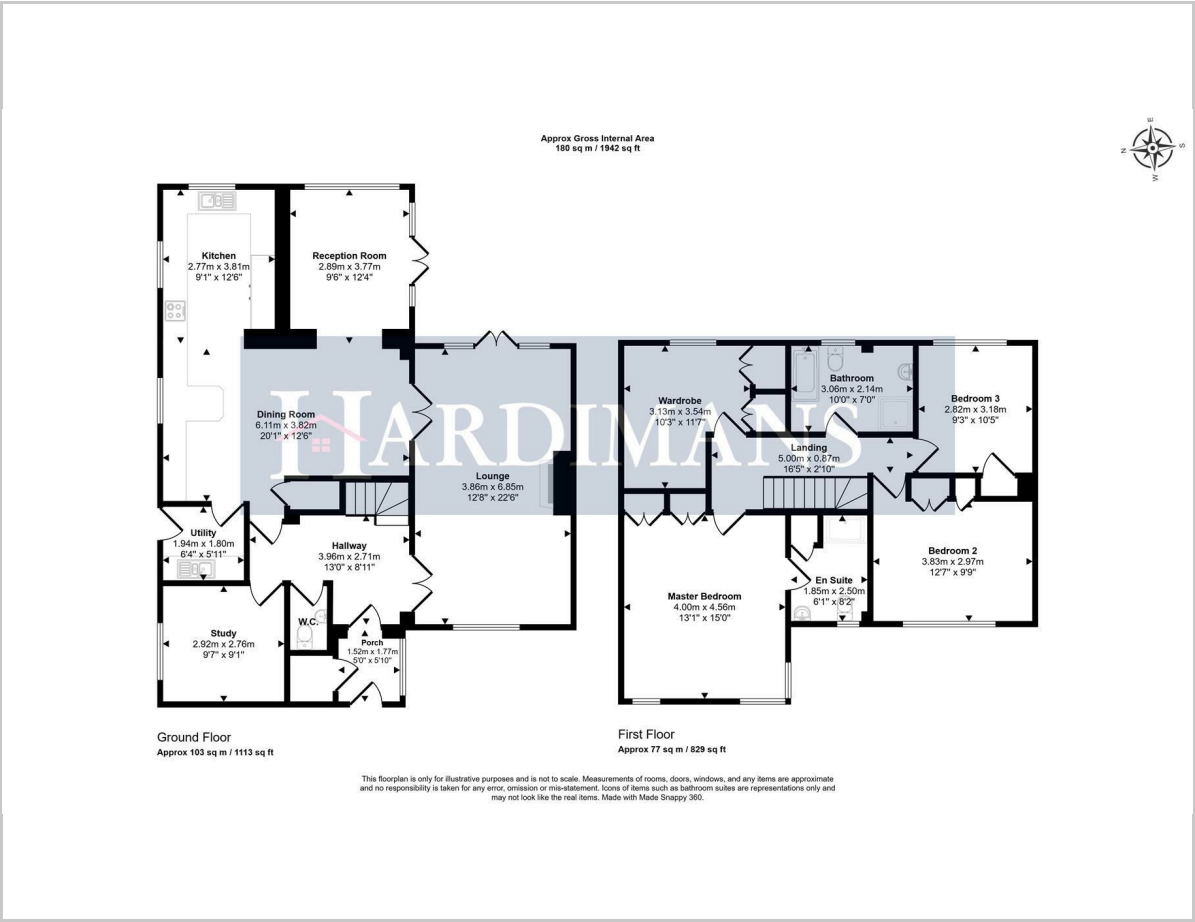








Floor Plan

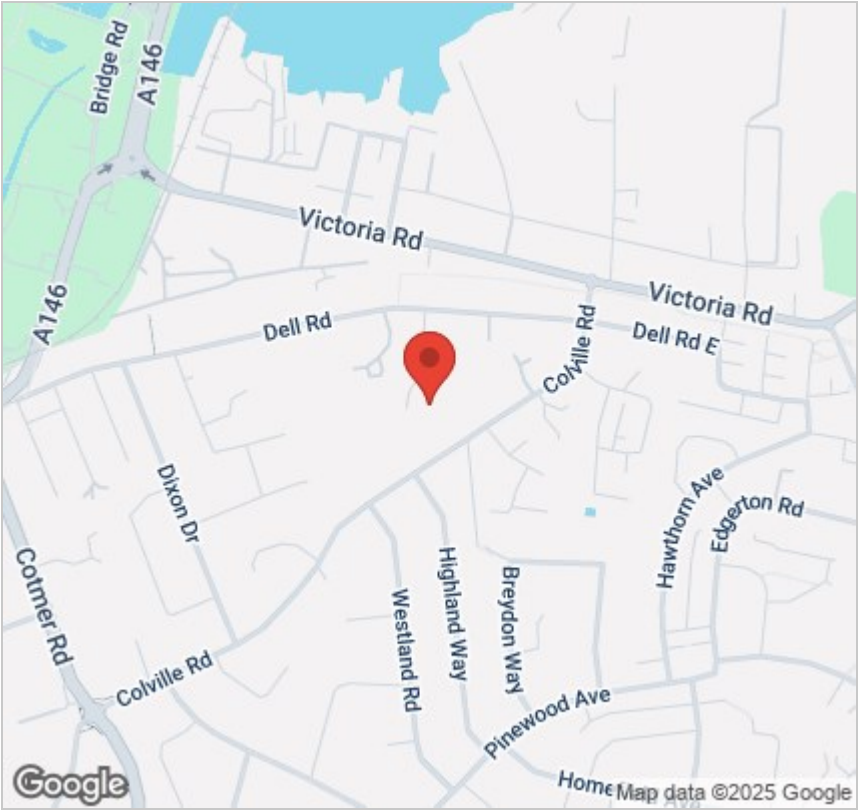


Viewing

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

