

HARDIMANS



32 Lakeland Drive
Oulton Broad, Lowestoft, NR32 2QT
Guide Price £220,000



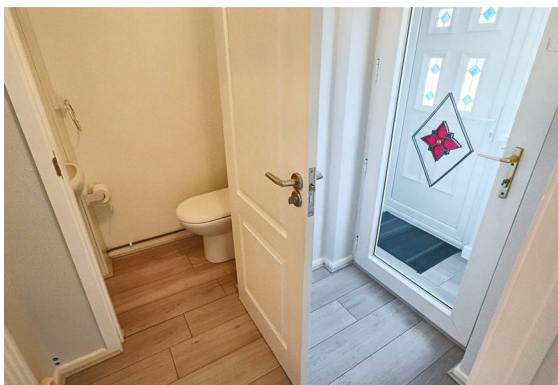
32 Lakeland Drive, Oulton Broad, Lowestoft, Suffolk, NR32 2QT

located on a popular development in North Oulton Broad, Lowestoft, this delightful town house on Lakeland Drive offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The contemporary fitted kitchen, adorned with sleek black gloss units, is both stylish and functional, making it a joy to prepare meals. Adjacent to the kitchen, the spacious dining room creates an inviting atmosphere for family dinners or casual get-togethers. The large conservatory, featuring patio doors that open to the garden, allows for an abundance of natural light and serves as a wonderful space to unwind.

Additionally, the property boasts a modern bathroom together with a downstairs cloak room, providing convenience for busy households. The extended entrance porch adds a touch of elegance and practicality, offering a welcoming space as you enter the home.

Situated just a few hundred yards from the picturesque Normanston Park, residents can enjoy leisurely strolls and outdoor activities in this beautiful green space. This property is not just a house; it is a home that promises comfort, style, and a vibrant community atmosphere. Whether you are looking to buy or rent, this charming residence is sure to impress.





EXTENDED ENTRANCE PORCH

with upvc double glazed door and 2 side windows, laminate flooring, further upvc door to:-

ENTRANCE HALL

laminate flooring, radiator.

DOWNSTAIRS CLOAKROOM

low level wc, washbasin, hot and cold, laminate flooring, upvc opaque glazed window.

DINING ROOM

upvc double glazed window overlooking the front garden, vertical blinds, double radiator, stairs to first floor, walk-in cupboard under containing electric meters and fuse box, inset ceiling spot lighting, laminate flooring.

SPACIOUS LOUNGE

laminate flooring, radiator, upvc french doors to rear decking and garden.

MODERN CONTEMPORARY FITTED KITCHEN

in a range of high gloss black fronted units, one and a half bowl sink unit, oven/grill, integrated refrigerator and freezer with front decor panels, 2 burner induction hob, range of fitted wall cupboards, upvc double glazed window and door to conservatory.

GOOD SIZE CONSERVATORY

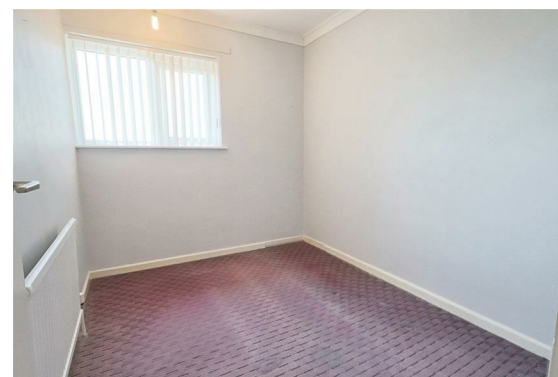
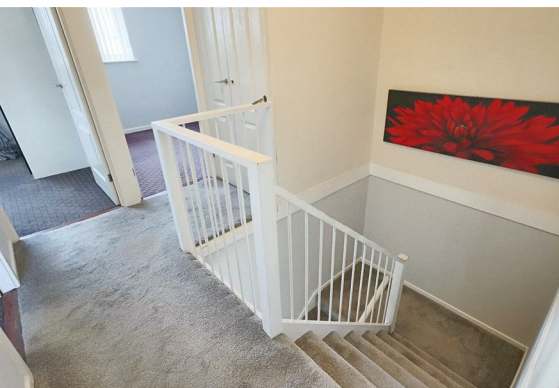
of brick/upvc construction, poly carbonate roof, ample power points and light, plumbing for automatic washing machine, double doors to rear garden.

DOG LEG STAIRCASE TO FIRST FLOOR AND LANDING

built-in airing cupboard housing a lagged copper cylinder, slatted shelving, access to roof void.

MASTER BEDROOM

upvc double glazing, vertical blinds, radiator, free standing wardrobe cupboard.



BEDROOM 2

upvc double glazed window, vertical blinds, radiator, built-in cupboard housing a gas boiler heating domestic hot water and radiator heating system, additional free standing wardrobe.

BEDROOM 3

upvc double glazed window, vertical blinds, radiator.

MODERN FITTED BATHROOM

P shaped shower bath, thermostatic shower unit with overhead drencher, contoured shower screen, low level wc with concealed cistern, modern style washbasin, radiator, upvc opaque glazed window.

OUTSIDE

To the front, good size garden laid to lawn, paved pathway, conifers bushes. To the rear, enclosed gardens with timber decking, paved areas and astro turf, rear garden providing pedestrian access to a general parking area.

TENURE

Freehold

COUNCIL TAX BAND

B

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Cable - Ultrafast
10000mbps

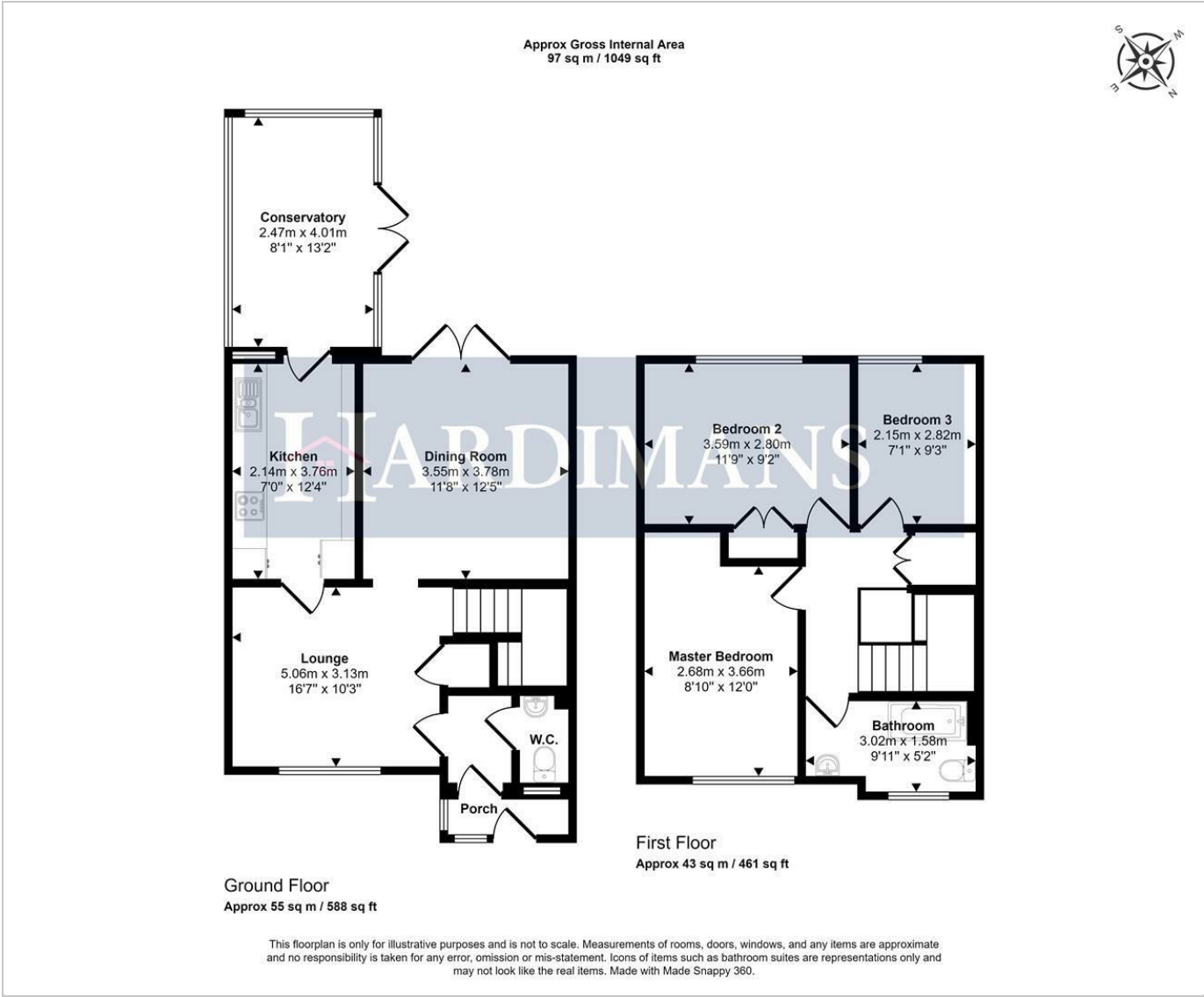
* Mobile: 02, THREE, VODAFONE, EE ALL
LIKELY

* 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.





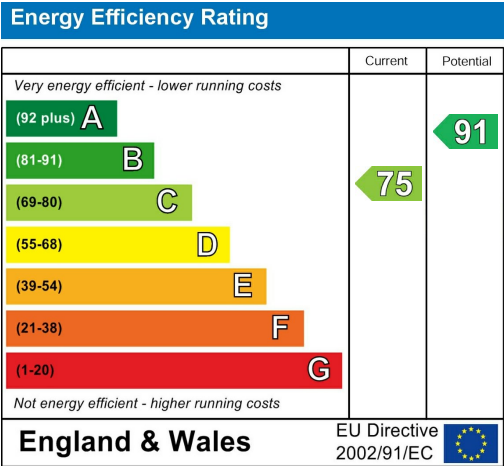
Floor Plan



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

134 London Road North, Lowestoft, Suffolk NR32 1HB

Tel: 01502 515999

www.hardimans.co.uk E: info@hardimans.co.uk

