

HARDIMANS

103 Worthing Road
, Lowestoft, NR32 4HB
£190,000



103 Worthing Road, Lowestoft, Suffolk, NR32 4HB

Located on Worthing Road in North Lowestoft, this beautifully presented entrance hall style bay fronted terraced house offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms and a superb shower room together with a down stairs cloak room, this property is ideal for families, couples, or those seeking a peaceful retreat.

Upon entering, you will be greeted by a spacious hallway which leads to a wonderful open plan reception room that exudes warmth and character, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the extended kitchen, fitted with a modern contemporary range of 'Howdens' white high gloss units. This kitchen is complemented by a convenient utility area, making daily chores a breeze.

The property features a superb shower room, finished to a high standard, providing a luxurious experience for its occupants. The quality rear rendering enhances the home's exterior, ensuring it stands out in the neighbourhood.

Step outside to discover a charming rear garden, laid with block pavers, offering a low-maintenance and attractive outdoor space that is perfect for alfresco dining or simply enjoying the fresh air. This garden provides a private sanctuary, ideal for unwinding after a long day.

The vendor has undertaken extensive works to a high standard, ensuring that this home is ready for you to move in and enjoy. With its prime location and thoughtful enhancements, this terraced house on Worthing Road is a wonderful opportunity for those looking to settle in Lowestoft. Don't miss your chance to make this lovely property your new home.

COVERED ENTRANCE

upvc double glazed door to:-





SPACIOUS ENTRANCE HALL

with laminate flooring, electrics with upgraded consumer unit, radiator, stairs to first floor, store cupboard under, additional upvc double glazed side door providing access to rear garden.

PARTICULARLY SPACIOUS THROUGH LOUNGE/DINER

bay window with upvc double glazing, additional rear window, 2 radiators, brick fireplace with coal effect fire.

EXTENDED KITCHEN/BREAKFAST ROOM

re-fitted in a range of white high gloss fronted units from Howdens, one and a half bowl sink unit, Hisense 4 burner ceramic hob, matching double oven/grill, filter hood, tiled splashbacks.

UTILITY AREA

with workshop and recess having plumbing for automatic washing machine, space for tumble dryer, 3 windows with upvc double glazing, 2 radiators, wall mounted gas balanced flue heater, wood effect flooring, inset ceiling spot lighting.

DOWNSTAIRS CLOAKROOM

low level wc, integrated washbasin, hot and cold, part tiled walls, upvc opaque glazed window.

STAIRS TO FIRST FLOOR AND LANDING

upvc opaque glazed window, radiator, access to roof void.

MASTER BEDROOM

built-in wardrobe cupboard with 2 sliding mirrored doors, additional cupboard, radiator.

BEDROOM 2

upvc double glazed window, radiator, fitted cupboard.

SPACIOUS SHOWER ROOM

with a double walk-in shower cubicle, thermostatic shower unit, low level wc with concealed cistern, washbasin, fitted cabinet, tiled splashback, modern style upright radiator and gas balanced flue heater, boiler cupboard housing a Worcester gas combination boiler, additional store cupboard, upvc window.

OUTSIDE

To the front, concrete forecourt, brick retaining wall, external gas meters, attractive Terrazzo pathway, good size block pavier courtyard and pathway with timber garden store, external courtesy lighting with P.I.R, rear gate providing pedestrian access via service road.

TENURE

Freehold

COUNCIL TAX BAND

A

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage -
Note: The property has silicone rendering on front and back of building giving 30% less heat loss

Flood Risk Info: Very low

* Broadband: Cable - 100 mbps

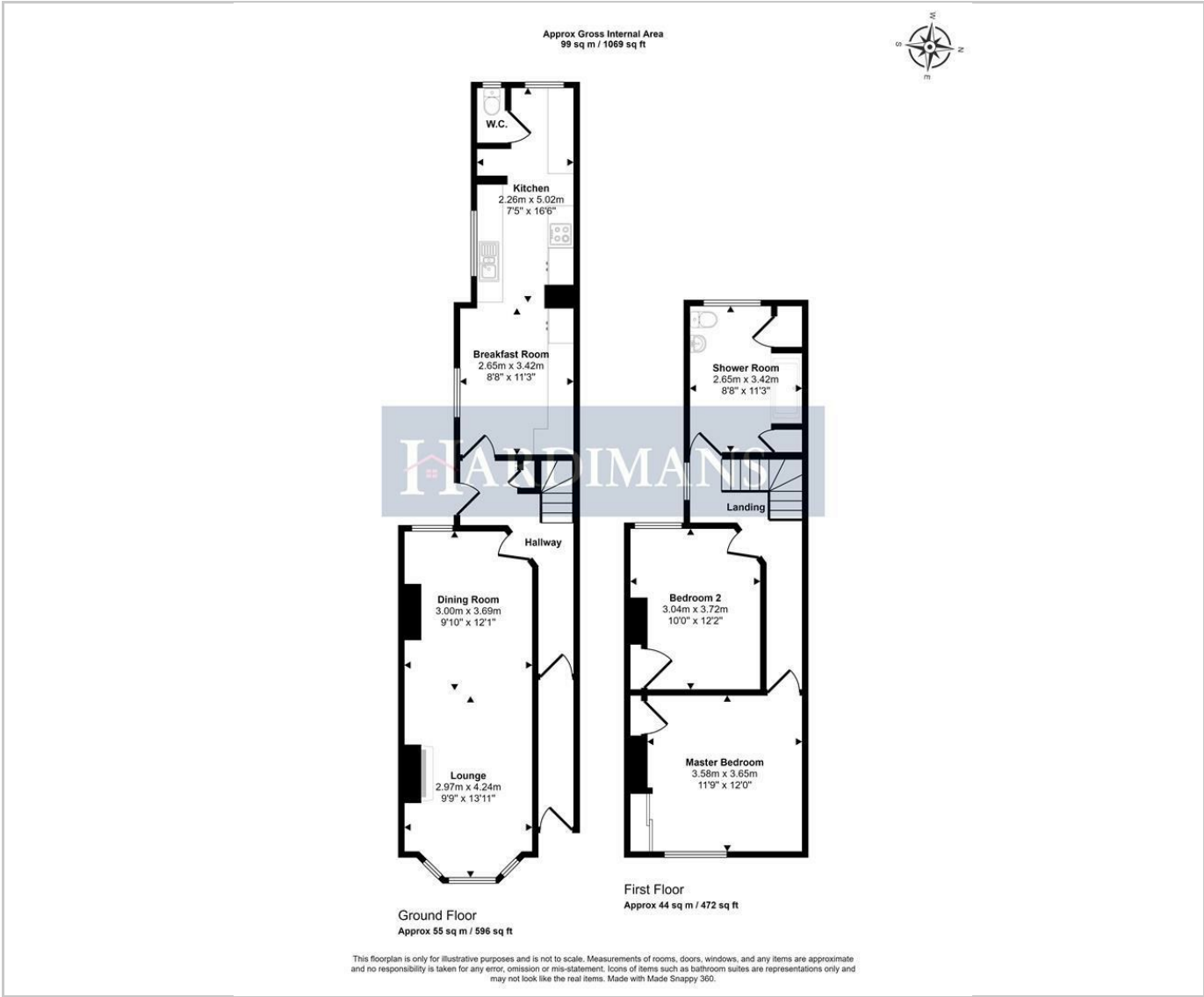
* Mobile: good in every room/outside

* 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.

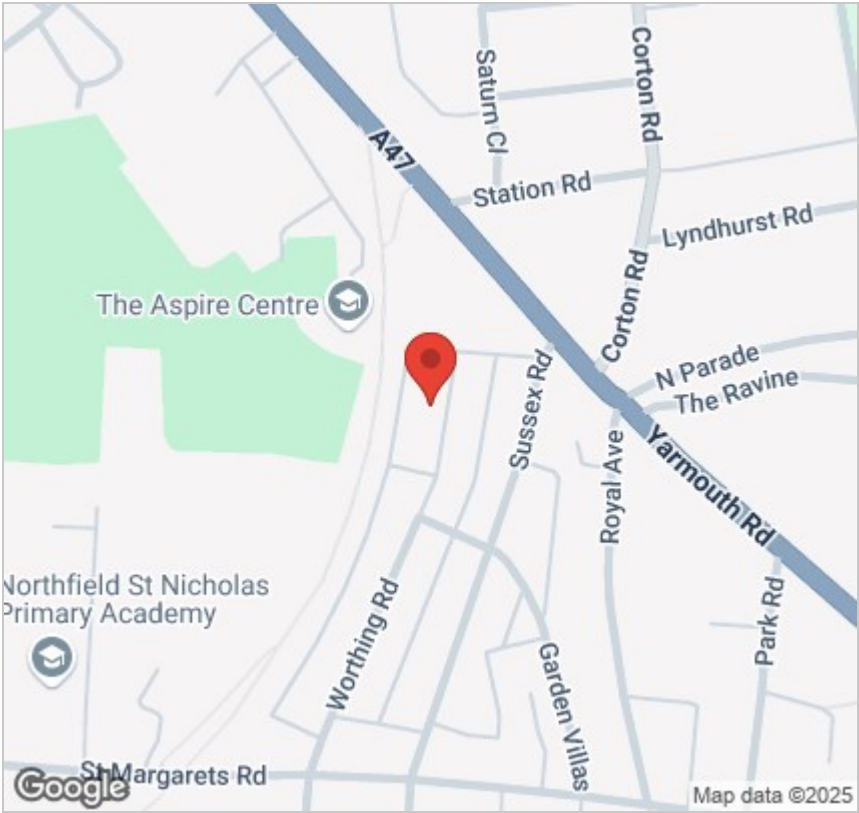




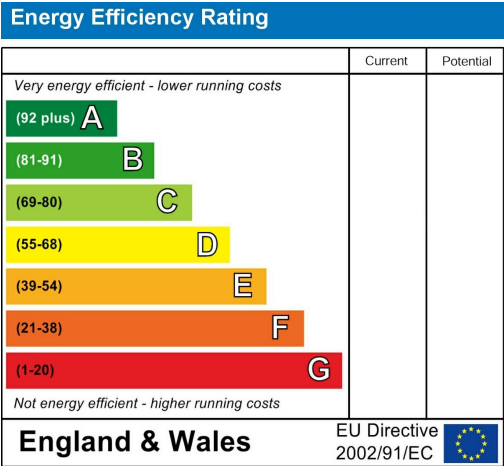
Floor Plan



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

