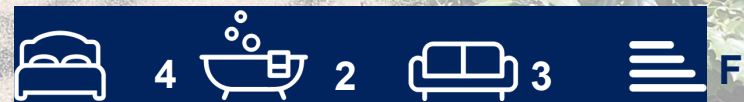


# HARDIMANS



**Pleasurewood 211 Yarmouth Road**  
, Lowestoft, NR32 4AA  
**£650,000**





## Pleasurewood 211 Yarmouth Road, Lowestoft, Suffolk, NR32 4AA

Located in North Lowestoft in a non estate position, this charming Edwardian detached house, built in 1913 offers a unique opportunity for those seeking a character home with immense potential. While the home does require updating, it retains its original Edwardian features, allowing any new owner to put their own mark on it. Spanning an impressive 2,386 square feet, the property has 3 good size reception rooms, spacious kitchen and utility rooms, together with four bedrooms and two bathrooms, making it ideal for families.

The beautiful grounds extend to approximately 0.72 acres, offering a fantastic outdoor space perfect for gardening, play, or simply relaxing.

For those with an eye for development, the property comes with lapsed planning permission for an additional four-bedroom detached house, presenting an exciting opportunity for dual family living or investment potential. Additionally, the outbuildings include a workshop, storage space, and a garage, catering to various needs and hobbies.

In summary, this beautiful Edwardian home is a rare find in a desirable location, combining spacious living with the potential for updating and even further expansion.

### **COVERED ENTRANCE**

feature colour leaded door and surrounding matching windows to:-







## **PARTICULARLY SPACIOUS HALL**

stairs to first floor, cupboard space under, radiator. to the rear of the hallway is a further feature colour leaded door and side windows providing access to the rear garden.

## **LOUNGE**

with bay and side window, secondary double glazing, 3 radiators, brick fireplace, picture rail and ornamental coving.

## **DINING ROOM**

bay and side window with secondary double glazing, 3 radiators, serving hatch, feature tiled fireplace with cast iron inset, ornamental surround and mantel, picture rail and ornamental coving.



## **SECOND RECEPTION ROOM**

bay window and double doors to rear patio and garden, feature fireplace with a cast iron inset, surround and mantel, 3 radiators, picture rail and ornamental coving.

## **KITCHEN**

single drainer double sink, hot and cold mixer tap, range of base and wall units, gas cooker point, electric cooker panel, extractor canopy, double aspect windows with secondary double glazing, double radiator.





### **UTILITY ROOM**

single drainer sink, plumbing for automatic washing machine, gas boiler heating domestic hot water and radiator heating system, secondary double glazed window, large walk-in pantry cupboard with shelving and window.

### **COVERED UTILITY AREA**

with access to former coal hole, additional access to:-

### **STORE ROOM**

door to:-

### **WC**

with high level suite.

### **STAIRS TO FIRST FLOOR AND LANDING**

feature colour leaded window, radiator, picture rail, ornamental coving.

### **MASTER BEDROOM**

with bay and side windows, secondary double glazing, radiator, feature fireplace with cast iron inset and ornamental surround and mantel, picture rail and coving.

### **BEDROOM 2**

bay and side window, bay with secondary double glazing, radiator, pedestal washbasin, courtesy mirror and light, fireplace with cast iron inset, picture rail and coving.







### **BEDROOM 3**

secondary double glazed window, radiator, fireplace with cast iron inset, picture rail.

### **BEDROOM 4**

secondary double glazed window, radiator, picture rail.

### **EXTENDED LANDING AREA**

with secondary double glazed window, walk-in airing cupboard with foam lagged copper cylinder, slatted shelving.

### **BATHROOM 1**

with cased bath, low level wc, bidet, hot and cold, vanity washbasin, radiator, electric downflow heater, secondary double glazed window, double walk-in shower cubicle, thermostatic shower unit.

### **BATHROOM 2**

cased bath, hot and cold shower mixer, low level wc, pedestal washbasin, extractor fan, radiator, electric downflow heater, secondary double glazed window, access to roof void.



## **OUTSIDE**

To the front, the property is approached by an in and out driveway, to the front area, mature gardens with a variety of trees and shrubs, additional split driveway providing further car standing and turning areas. To the side, extended driveway and turning areas, gardens laid to lawn, flower and shrub borders. To the rear, beautiful mature gardens fully enclosed by concrete posts and timber fencing laid mainly to lawn with a variety of trees and shrubs, adjacent to the property is a York stone paved patio area, large greenhouse.

## **LAPSED PLANNING**

DC/21/1324/OUT

The vendors have in the past obtained Outline planning permission for a detached 4 bedroom property with approx gross internal area of 110 square meters.

Planning was granted on Wednesday 17th March 2021. However, the planning application has now Lapsed and should a prospective buyer wish to re apply, then this will be at their own discretion. All enquiries should be directed to the East Suffolk Planning Department, and the application can be viewed on their portal under public access.







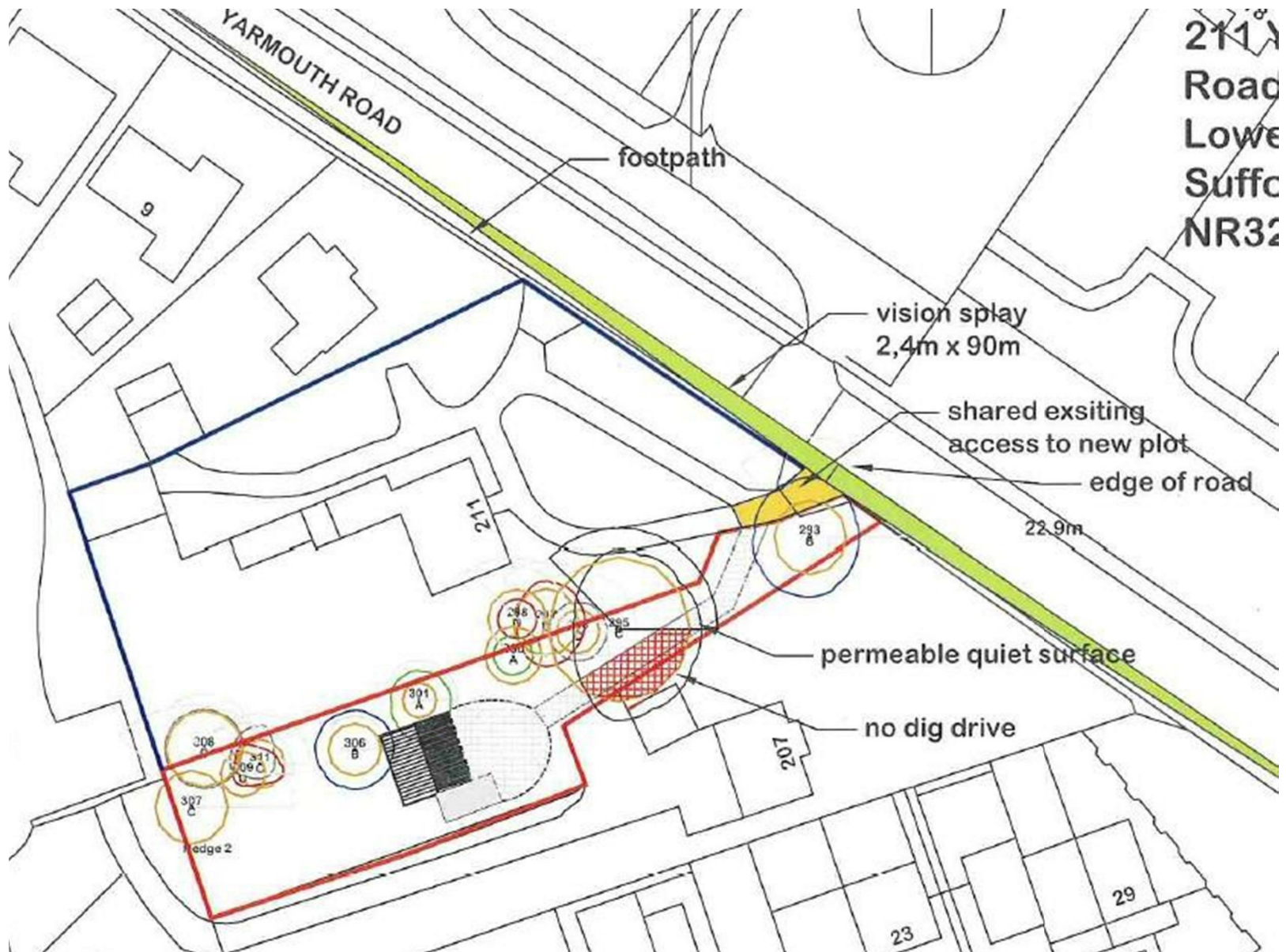


## BOUNDARY PLAN



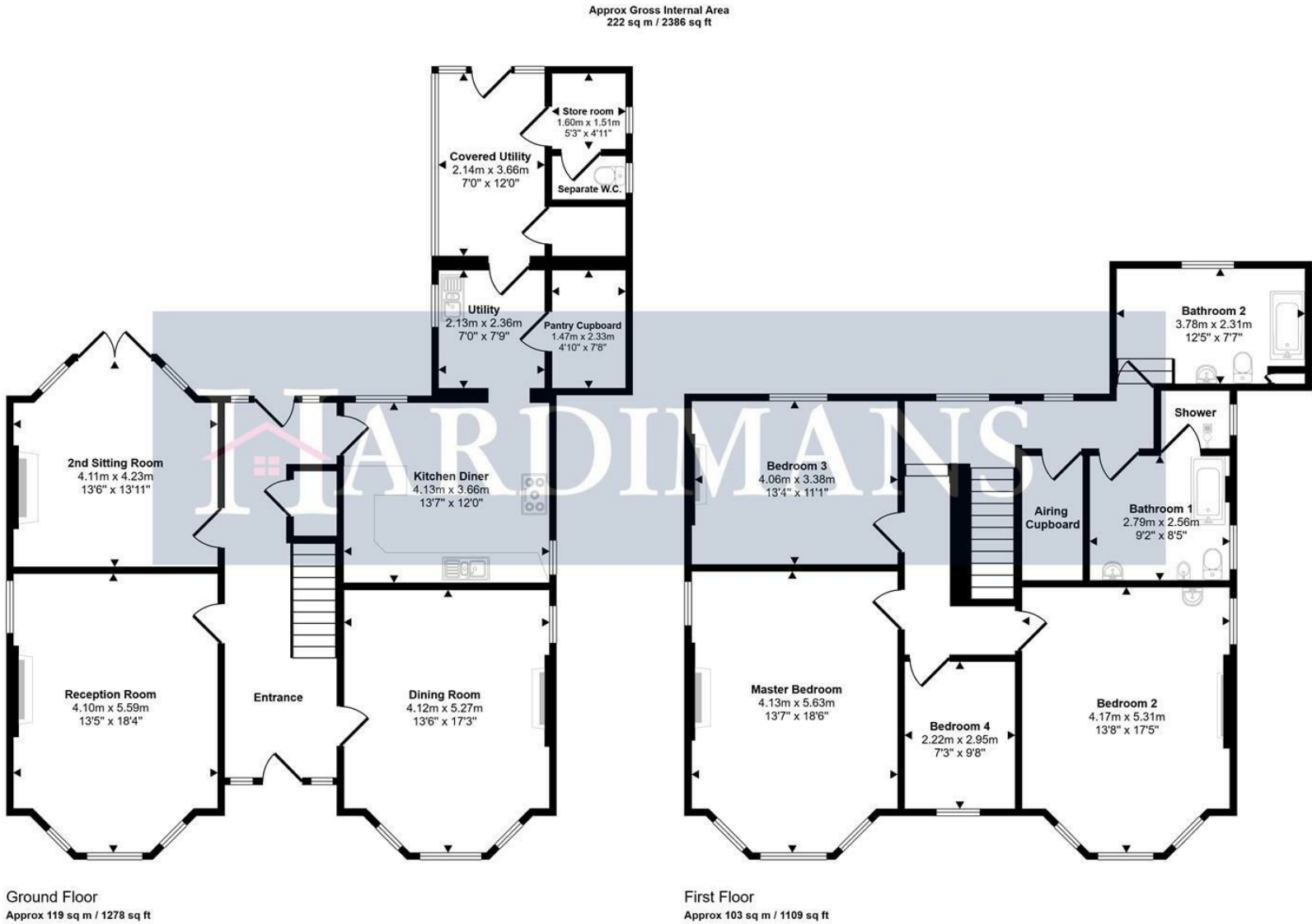


## SITE MAP WITH BUILDING PLOT





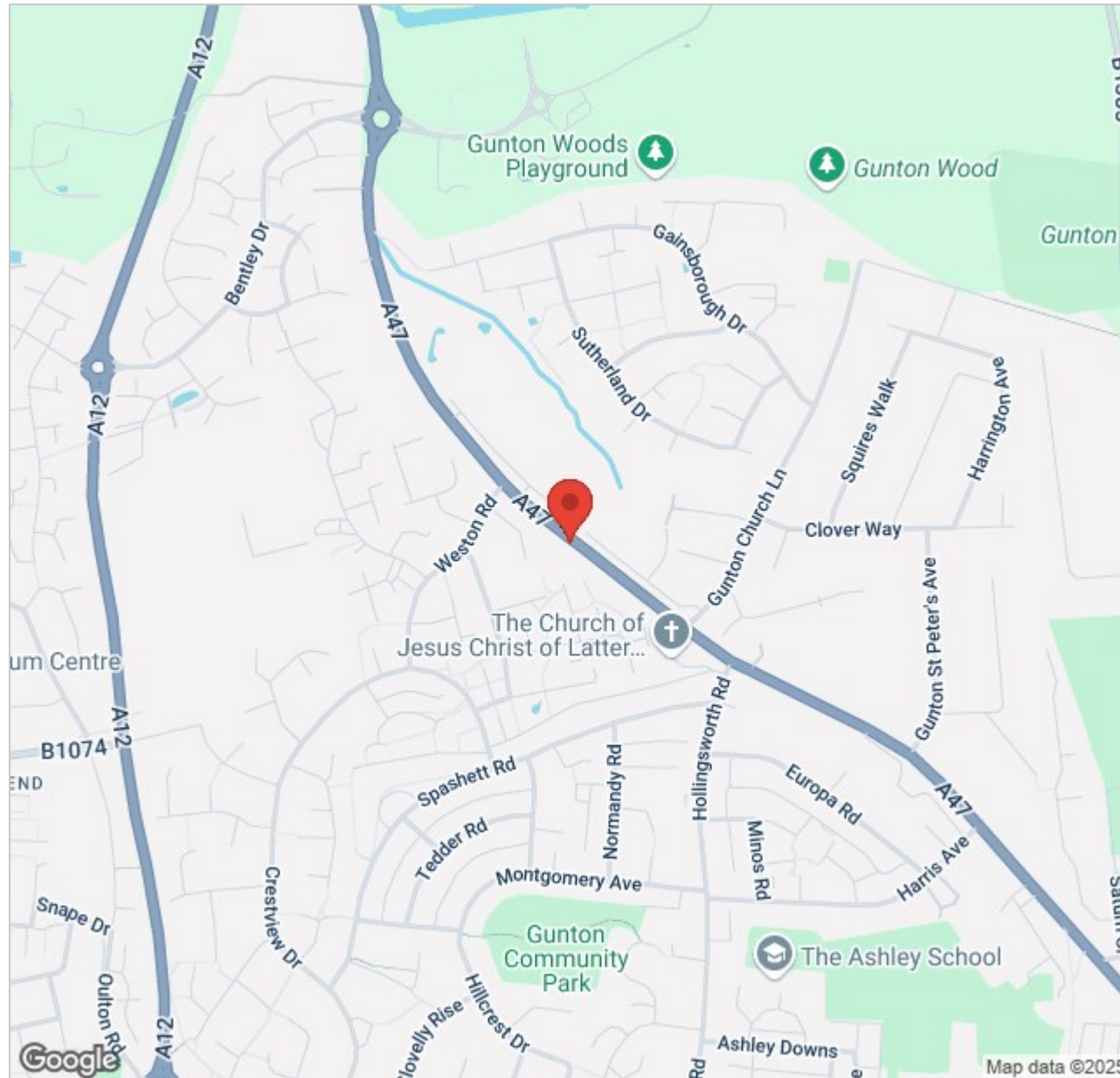
Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Area Map



## TENURE

Freehold

## COUNCIL TAX BAND

F

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage  
- the property is heated by electric room heaters

Flood Risk Info: Very low

\* Broadband: Fixed Wireless speed  
Ultrafast 1800 download 1000 upload

\* Mobile: Good 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.

## LARGE BRICK AND SLATE OUT BUILDING

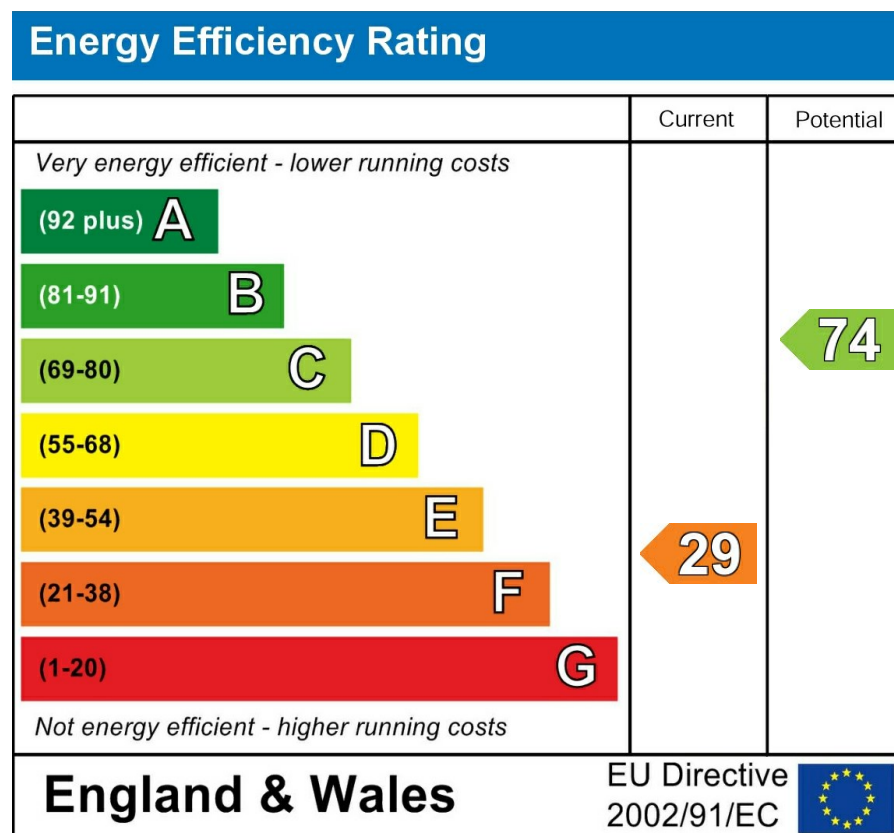
forming a single garage with double doors, internal personal door, workshop area and further store room.

## NOTE:

The boiler was last serviced October 2024.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.