

HARDIMANS



Lowood Cottage Broadview Road
Oulton Broad, Lowestoft, NR32 3PL
Offers Over £425,000



**Lowood Cottage Broadview
Road, Oulton Broad, Lowestoft,
Suffolk, NR32 3PL**

Hardimans are excited to offer this delightful Timber frame Colt house which stands on 1/3rd of an acre (STS) plot on sought after Broadview Road. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas create a warm and inviting atmosphere throughout.

The property features three comfortable bedrooms, ideal for families or those seeking extra space for guests or a home office.

Set in a peaceful neighbourhood, this property benefits from a lovely garden, perfect for enjoying the outdoors or hosting summer gathering. The location is also advantageous, with Oulton Broad on your doorstep with all of its amenities, parks, and transport links within easy reach, making it an ideal spot for both relaxation and daily activities.

This property presents a wonderful opportunity for anyone looking to settle in a serene environment while still being close to the vibrant life of Oulton Broad and Lowestoft. Don't miss the chance to make this charming property your new home.

ENTRANCE PORCH

UPVC double glaze double doors to front entrance , uPVC double glaze windows surround and tiled flooring.

HALLWAY

Wooden door with glass inserts, staircase to first floor, built in pantry cupboard, built in storage cupboard, built in under stair cupboard, radiator and wood effect flooring.

DOWNSTAIRS CLOAKROOM/WC

uPVC double glaze window to rear aspect, low level WC, hand wash basin with vanity cupboard under, IDEAL boiler to wall, half tiled to walls and tiled flooring.

LOUNGE

UPVC double glaze windows to front and side aspects, wooden glass doors into conservatory, radiators and half wood panelled to walls.





CONSERVATORY

UPVC double glaze double doors to rear garden, uPVC double glaze windows surround, radiator, power and lighting.

KITCHEN

UPVC double glaze window to rear aspect, stable style door into utility, range of base and wall units including worktop space, drawers and cupboards under, cupboards above, one and half bowl sink with drainer, built in hob with extractor fan above, built in oven and microwave, radiator, half panelled to walls and tiled flooring.

DINING ROOM

UPVC double glaze window to front and side aspects, half panelled to walls, tiled flooring and coved ceiling.

UTILITY ROOM

UPVC window to rear and side aspects, wooden door with window to side entrance, plumbing for washing machine, space for fridge freezer and tiled flooring.

FIRST FLOOR LANDING

Built in airing cupboard, radiator and access to loft.

BEDROOM 1

UPVC double glaze window to side aspect, radiator, range of fitted wardrobes and dressing area.

BEDROOM 2

UPVC double glaze window to side aspect, radiator, range of fitted wardrobes and dressing area.

BEDROOM 3

UPVC double glaze window to front aspect and radiator.



BATHROOM

UPVC double glaze window to rear aspect, low level WC, hand wash basin, bath with shower head attachment, shower above, chrome effect towel radiator, part tiled to walls and wood effect flooring.

OUTSIDE

To the front driveway leading to front side and rear to double garage, laid to lawn, plants and shrubs bordered, fencing and brick wall surround. To the rear mainly laid to lawn, plants and shrubs bordered, patio area, standing for a summer house, pond, fencing and brick wall surround.

DOUBLE GARAGE

20ft5 x 20ft9 electric roller door, staircase to first floor, power and lighting, door into car port (Upstairs measuring 17ft10 x 9ft3 at 1.5m Height, velux to roof and lighting).

CAR PORT

22ft9 x 12ft3 outside sockets and lighting.

TENURE

Freehold

COUNCIL TAX BAND

D

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Ultrafast 1800mbps download - 1000mbps upload

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

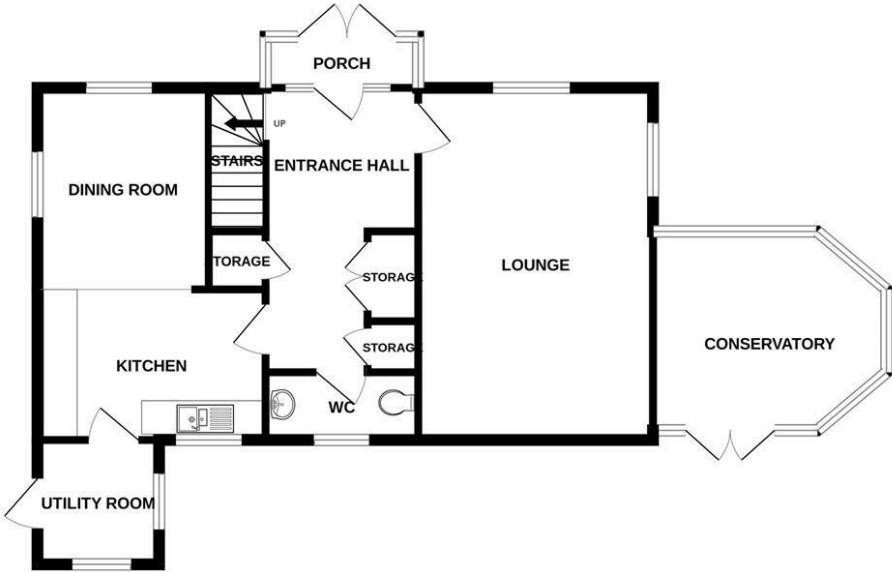
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



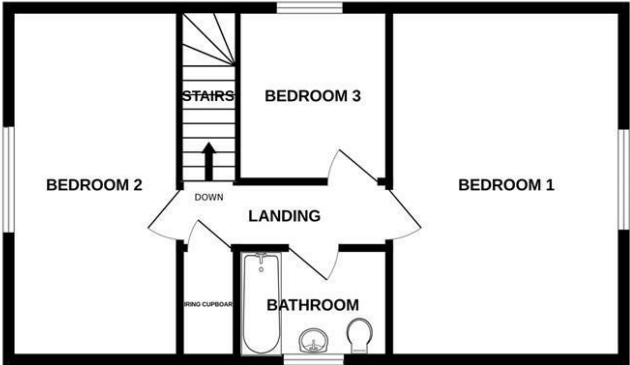


Floor Plan

GROUND FLOOR



1ST FLOOR

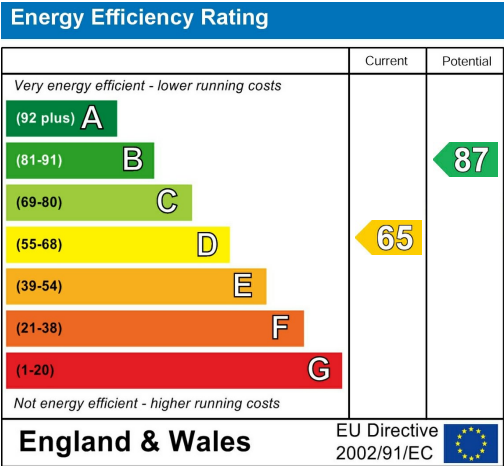


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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