

HARDIMANS



36 Prospect Road
Oulton Broad, Lowestoft, NR32 3PT
Offers Over £700,000



36 Prospect Road, Oulton Broad, Lowestoft, Suffolk, NR32 3PT

Situated in the sought-after location of Prospect Road, Lowestoft, this charming house presents an exceptional opportunity for those seeking a delightful home. The property is ideally situated near the picturesque Broads, offering a perfect blend of tranquillity and accessibility to nature's beauty.

The property is in excellent decorative order, showcasing a warm and inviting atmosphere throughout ready for you to move in and enjoy.

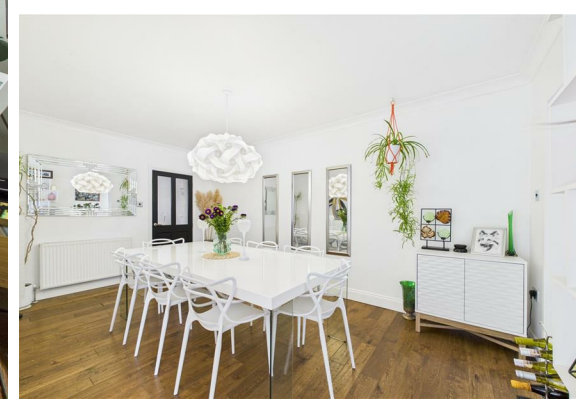
One of the standout features of this property is the attractive rear gardens, which provide a serene outdoor space for relaxation and entertaining. Whether you wish to cultivate your green thumb or simply unwind in the fresh air, these gardens offer a perfect retreat.

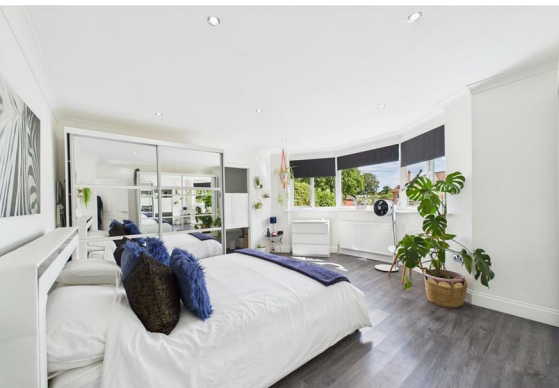
Additionally, the house boasts 4 / 5 bedrooms with two en suite shower rooms, adding a touch of luxury and convenience for residents and guests alike. This thoughtful layout ensures privacy and comfort, making it an ideal choice for families or those who enjoy hosting.

In summary, this property on Prospect Road is a remarkable find, combining an enviable location, excellent condition, and desirable features. It is a perfect opportunity for anyone looking to embrace the charm of Lowestoft living. Do not miss the chance to make this lovely house your new home.

ENTRANCE HALLWAY

black composite front door, radiator and coved ceiling, engineered solid oak flooring.





SITTING ROOM

UPVC double glaze bay windows to front aspect, door with glass insert, radiators and coved ceiling, engineered solid oak flooring.

DINING ROOM

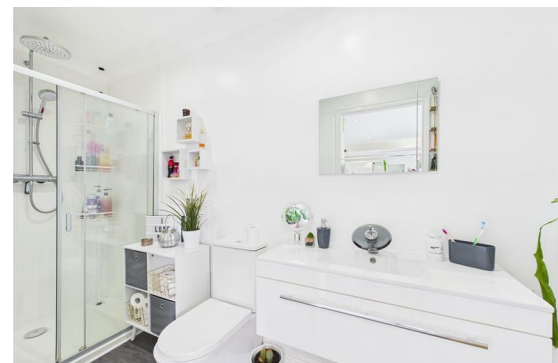
Door with glass insert, radiators and coved ceiling, engineered solid oak flooring.

HALLWAY

UPVC double glaze frosted window to side aspect, staircases to first floor and coved ceiling.

PLAYROOM/SECOND LOUNGE

could be used as a downstairs 5th bedroom, door with glass insert, UPVC double glaze bay windows to front aspect, UPVC double glaze window to side aspect, access to loft space, radiator, spot light lighting and coved ceiling, engineered solid oak flooring.



UTILITY ROOM

Door with glass insert, UPVC double glaze window to side aspect, worktop space, standings for appliances and coved ceiling.

SIDE ENTRANCE

upvc double glazed back door, further door to downstairs wc, coved ceiling.

WC

UPVC double glaze window to side aspect, low level WC, hand wash basin with cupboard underneath, towel radiator and coved ceiling.



KITCHEN

Doors with glass insert, bi-folding door to rear garden, UPVC double glaze window to rear aspect, breakfast bar, induction hob, pull up sockets, two sink with drainer, double eye level oven, built in fridge, freezer, microwave and dishwasher, IDEAL boiler to wall (behind cupboard), radiator, spot light lighting and coved ceiling.

FIRST FLOOR LANDING

UPVC double glaze windows, stairs and access to loft.

PRIMARY BEDROOM

UPVC double glaze bay windows to front aspect, saloon doors into en suite shower room, spot light lighting, waterproof wood look flooring, radiator and coved ceiling.

EN SUITE SHOWER ROOM

low level WC, square hand wash basin with draw underneath, shower with mixer shower including waterfall, chrome effect towel radiator, extractor fan, spot light auto sense lights, coved ceiling and radiator.

BEDROOM 4

this room is currently used as a dressing room/office area, UPVC double glaze window to side aspect, two internal doors to landings, spot light lighting, coved ceiling, radiator and wood effect flooring.

FAMILY BATHROOM

UPVC double glaze window to side aspect, low level WC, square sink with drawer underneath, P-Shaped bath with mixer shower above including waterfall, chrome effect towel radiator, wood effect flooring, coved ceiling and spot light lighting.

LOBBY

wood effect flooring, coved ceiling and archway into en suite.





BEDROOM 2

Double aspect UPVC double glaze windows to front and rear aspect, spot light lighting, radiator and coved ceiling.

EN SUITE

UPVC double glaze window to rear aspect, low level WC, hand wash basin with cupboard underneath, shower with mixer shower including waterfall, chrome effect towel radiator, extractor fan and coved ceiling.

BEDROOM 3

UPVC double glaze window to side aspect, internal window to stairs/landing and two built in storage cupboards.

OUTSIDE

To the front, Chelsea block driveway, mainly laid to lawn, privacy hedging, shrubs and Chelsea brick step up into entrance. To the rear, bar area, Chelsea block patio areas, fully enclosed, mainly laid to lawn.

ONE AND HALF LENGTH GARAGE

garage door, front and side access doors and loft space.

TENURE

Freehold

COUNCIL TAX BAND

E

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

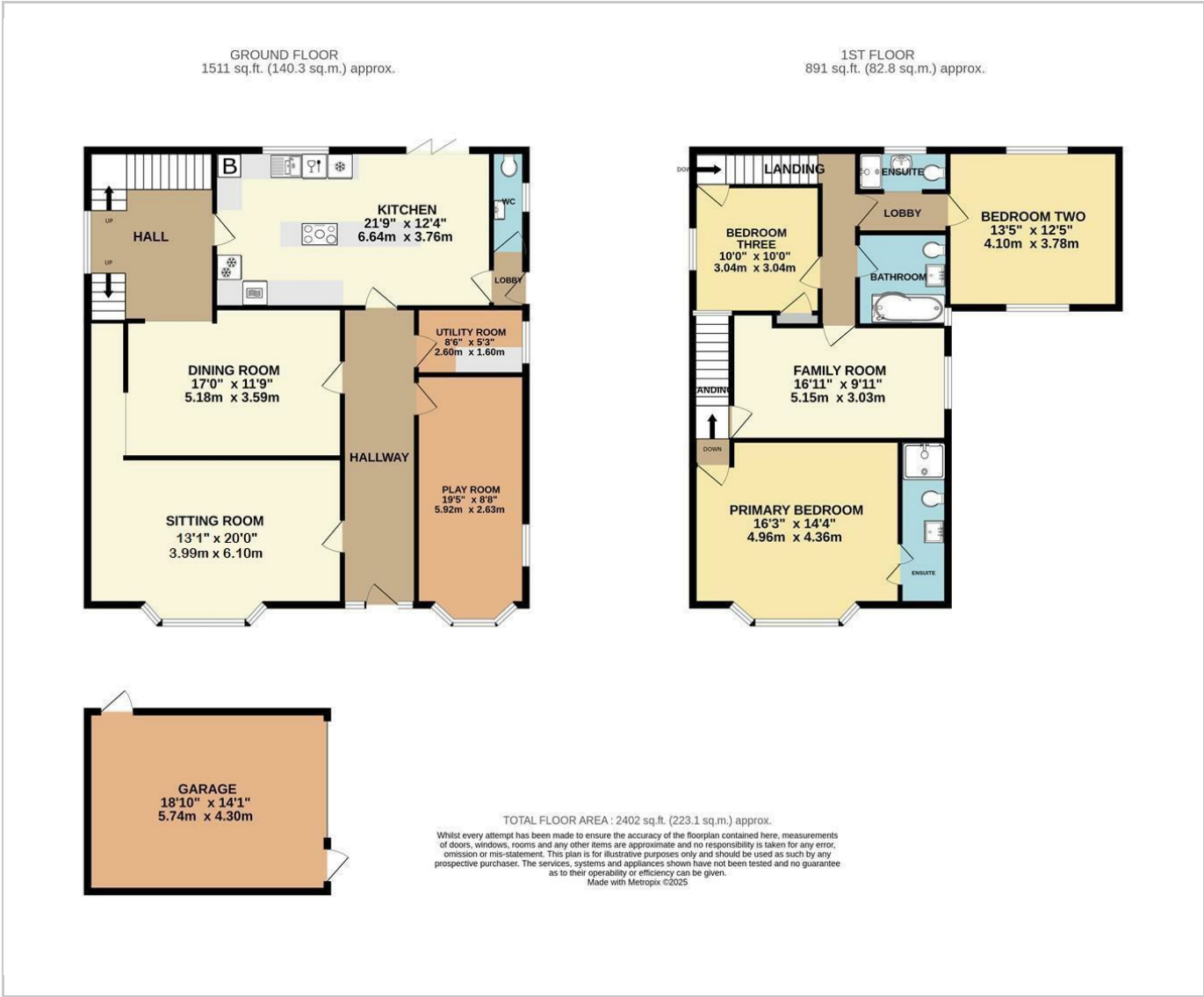
Flood Risk Info: Very low

* Broadband: Ultrafast download 1800 Mbps
upload 1000 Mbps

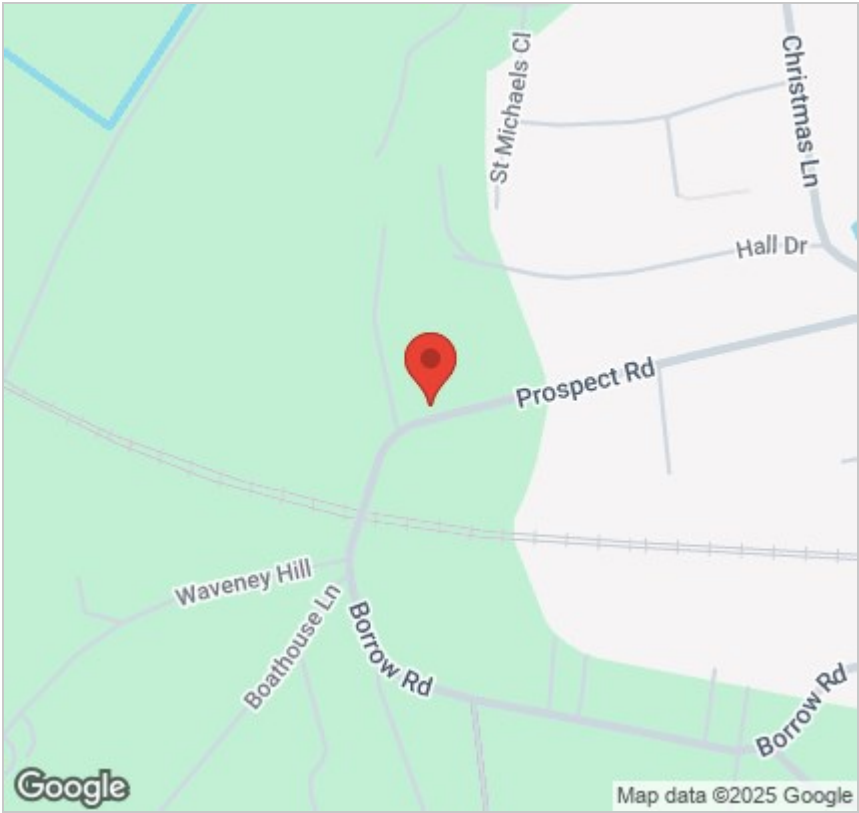
* Mobile: VODAFONE, 02, THREE, EE ALL
LIKELY

* 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.

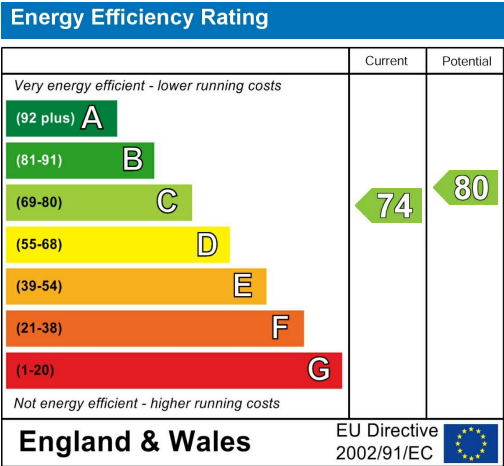
Floor Plan



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.

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PROTECTED

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