

HARDIMANS



16 Leona Crescent
Carlton Colville, Lowestoft, NR33 8JY
Offers Over £280,000



3



1



2



CNS

16 Leona Crescent, Carlton Colville, Lowestoft, Suffolk, NR33 8JY

This delightful detached bungalow offers a perfect blend of comfort and convenience. With its inviting layout, the property boasts two spacious reception rooms, providing ample space for relaxation, entertaining, or even a home office.

The bungalow features two/three well-proportioned bedrooms, ideal for a small family, a couple, or those seeking a peaceful retreat.

Set in a tranquil neighbourhood, this property benefits from a lovely garden space, perfect for enjoying the outdoors or hosting summer gatherings.

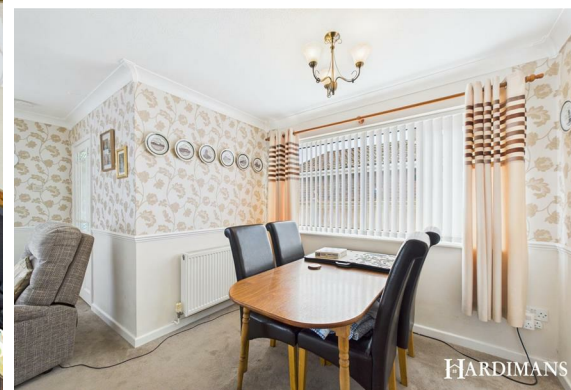
This bungalow presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the ease of single-storey living. Whether you are a first-time buyer or seeking to downsize, this property is sure to meet your needs.

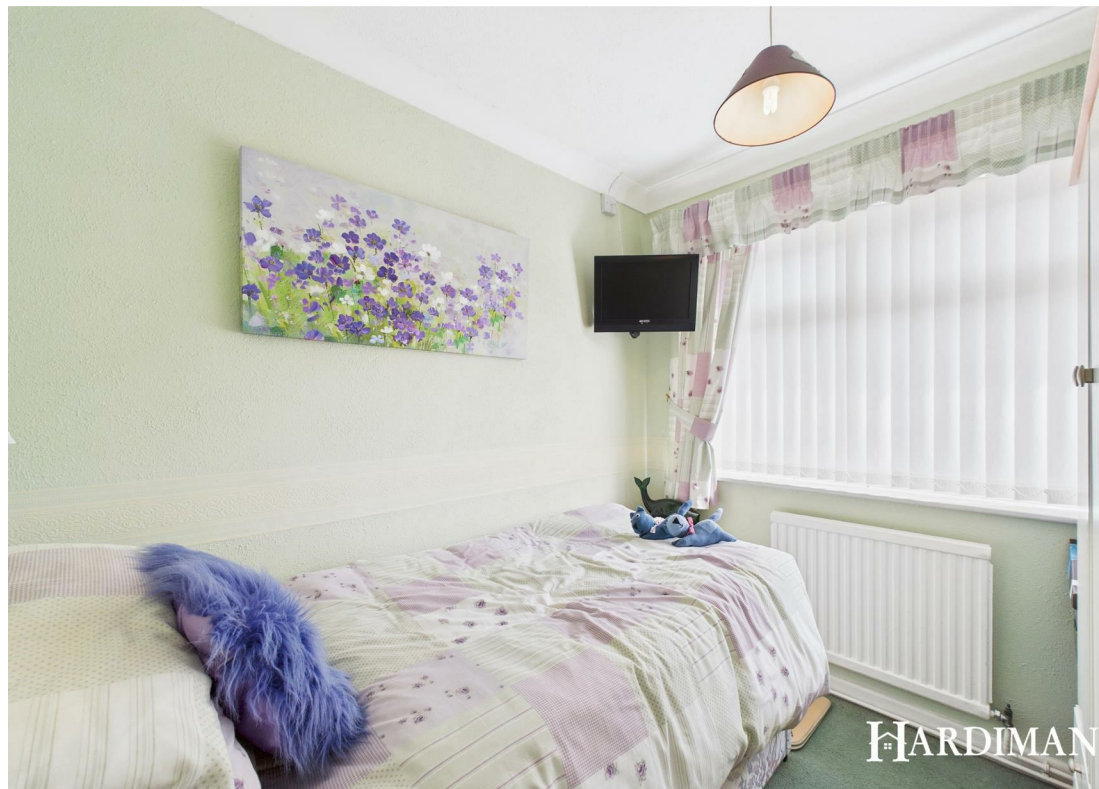
ENTRANCE HALL

upvc door to front and upvc double glazed window to front aspect, built-in storage cupboard, radiator and coved ceiling.

KITCHEN

upvc window to side aspect, upvc door to front, worktop space, tiled splashback, 2 sink with drainer, standings for dishwasher, washing machine, fridge freezer and oven, cupboards and drawers under, radiator, coved ceiling.





SITTING ROOM/DINING ROOM
storage cupboard, upvc window to side and front aspect, gas coal effect fireplace, radiator and coved ceiling.

RECEPTION ROOM/BEDROOM 3
upvc door and window to conservatory, radiator, coved ceiling.

CONSERVATORY
upvc door to side aspect, partial brick, lighting, radiator.

LANDING
loft hatch and coved ceiling.

PRIMARY BEDROOM
upvc window to rear aspect, radiator and coved ceiling.



BEDROOM 2
upvc window to side aspect, radiator and coved ceiling.

BATHROOM
low level wc, basin with cupboards under, towel radiator, storage cupboards, archway, radiator, walk-in shower with mixer, upvc window.



OUTSIDE

To the front, lawned area with shrubs, plants, borders, fencing. To the side, wooden gates to driveway, To the rear, patio areas, pot plants, lawn, shrubs, waterfall, features, fencing surround, standings for greenhouse and shed.

TENURE

Freehold

COUNCIL TAX BAND

C

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very Low

* Broadband: Ultrafast 10000mbps

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

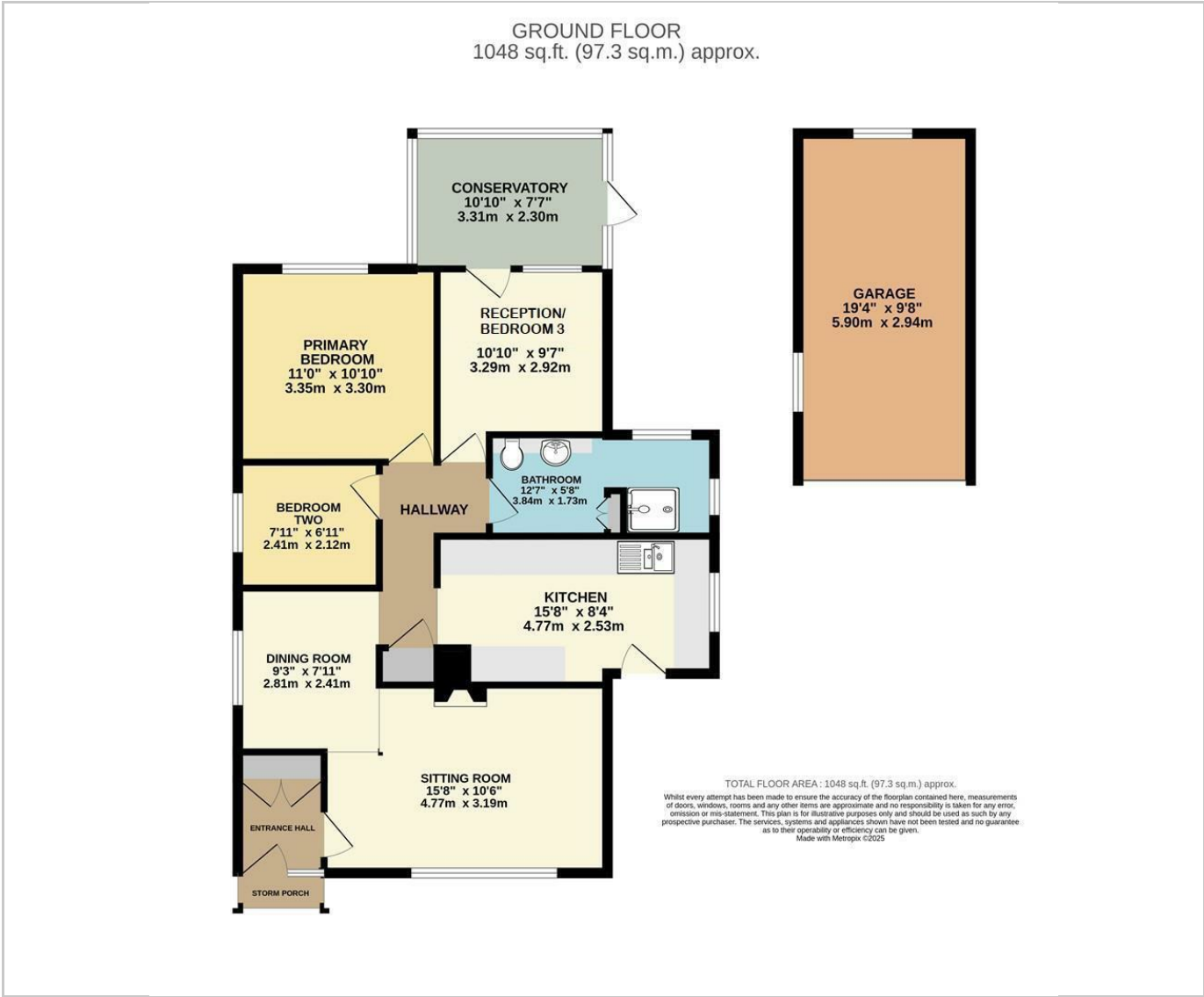
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.





HARDIMANS

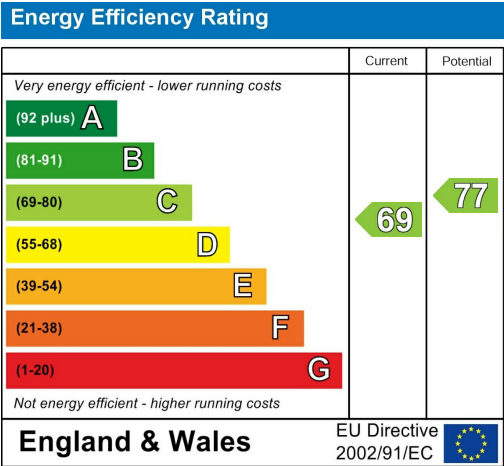
Floor Plan



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

