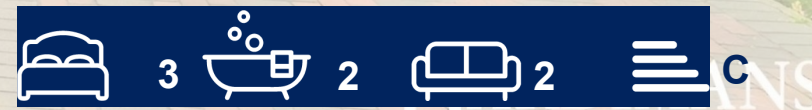


HARDIMANS



13 Spencer Drive
Lowestoft, NR32 4LS
£285,000



**13 Spencer Drive, Lowestoft,
Suffolk, NR32 4LS**

This three bedroom detached house offers a blend of comfort and modern living. As you enter the home, you are greeted by a warm and inviting atmosphere, with natural light flowing through the living spaces. The layout is thoughtfully designed to maximise both functionality and comfort, making it a wonderful place to relax and entertain.

The spacious living room provides a perfect setting for family gatherings, while the adjoining dining area is ideal for enjoying meals together.

Outside, the property boasts a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. The detached nature of the house ensures privacy and a sense of space, making it a tranquil haven in a friendly neighbourhood.

Spencer Drive is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Lowestoft. This property is not just a house; it is a place where memories can be made and cherished for years to come.

ENTRANCE HALL

UPVC double glaze door and window to front aspect, staircase to first floor, under stairs storage cupboard, radiator and coved ceiling.

DOWNSTAIRS CLOAKROOM

UPVC double glaze window to front aspect, low level WC, hand wash basin with tiled splash back, radiator and modern wood effect flooring.





SITTING ROOM

15'11 x 11'4 (4.85m x 3.45m)

UPVC double glaze window to rear aspect, radiators, fitted electric coal effect Dimplex fire with sand stone effect surround, mantle and raised half and coved ceiling.

DINING ROOM

11'0 x 8'4 (3.35m x 2.54m)

uPVC double glaze sliding patio doors to rear garden, radiator, modern wood effect flooring and coved ceiling.

KITCHEN

10'11 x 8'8 (3.33m x 2.64m)

UPVC double glaze window to front aspect, range of wall and base units including worktop space, drawers and cupboards under, cupboards above, sink with drainer, tiled splash back, plumbing for washing machine, built in double oven, built in hob with extractor fan above and coved ceiling.

UTILITY ROOM

15'7 x 7'7 (4.75m x 2.31m)

UPVC double glaze windows to rear and both side aspects, uPVC double glaze door to side entrance, matching worktop space with drawers and cupboards under, cupboards above, tiled splash back, space for fridge freezer, built in cupboard, radiator and coved ceiling.

FIRST FLOOR LANDING

UPVC double glaze window to front aspect, built in airing cupboard, built in cupboard above stairs, radiator and access to loft.

BEDROOM 1

14'11 x 9'11 (4.55m x 3.02m)

UPVC double glaze window to rear aspect, radiator and built in wardrobe.

BEDROOM 2

12'2 x 9'5 (3.71m x 2.87m)

UPVC double glaze window to rear aspect and radiator.

BEDROOM 3

9'1 max x 7'11 max (2.77m max x 2.41m max)

UPVC double glaze window to front aspect, radiator and built in cupboard.

BATHROOM

UPVC double glaze window to front aspect, low level WC, hand wash basin, bath with shower above, fully tiled to walls, towel radiator and tiled effect flooring.

OUTSIDE

To the front brick weave driveway leading to garage, brick weave paths leading to front door, laid to lawn, plants and shrubs bordered and side gate to rear access. To the rear laid to lawn, patio area, standing for shed, standing for greenhouse, plants and shrubs bordered and fencing surround.

GARAGE

17'2 x 8'11 (5.23m x 2.72m)

up and over door, power and lighting.

TENURE

Freehold

COUNCIL TAX BAND

C

MATERIAL INFO

This property has:

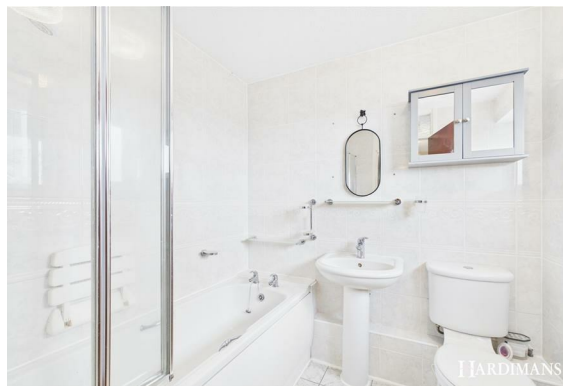
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

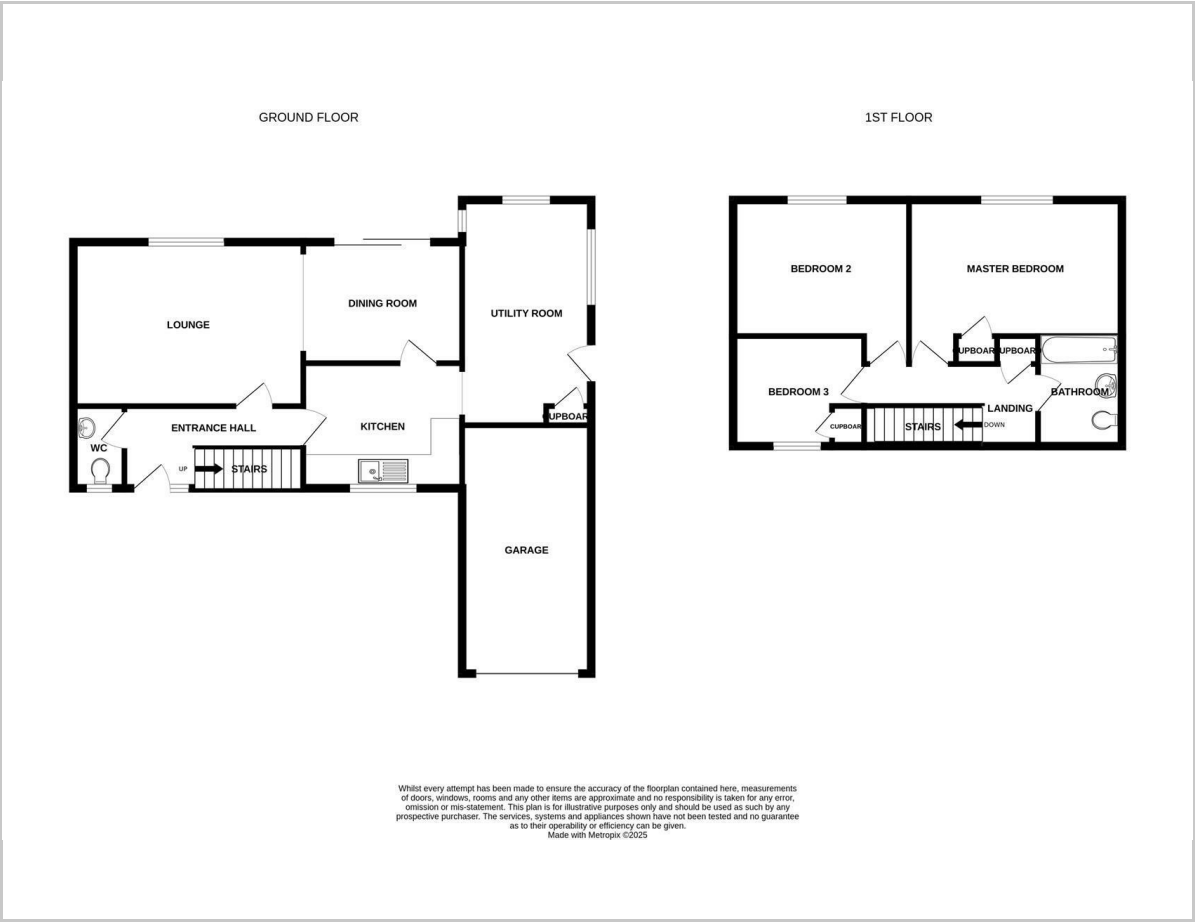
* Broadband: Good could achieve Ultrafast speed of 1000mbps

* Mobile: Available (EE, 02, VODAFONE, THREE 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

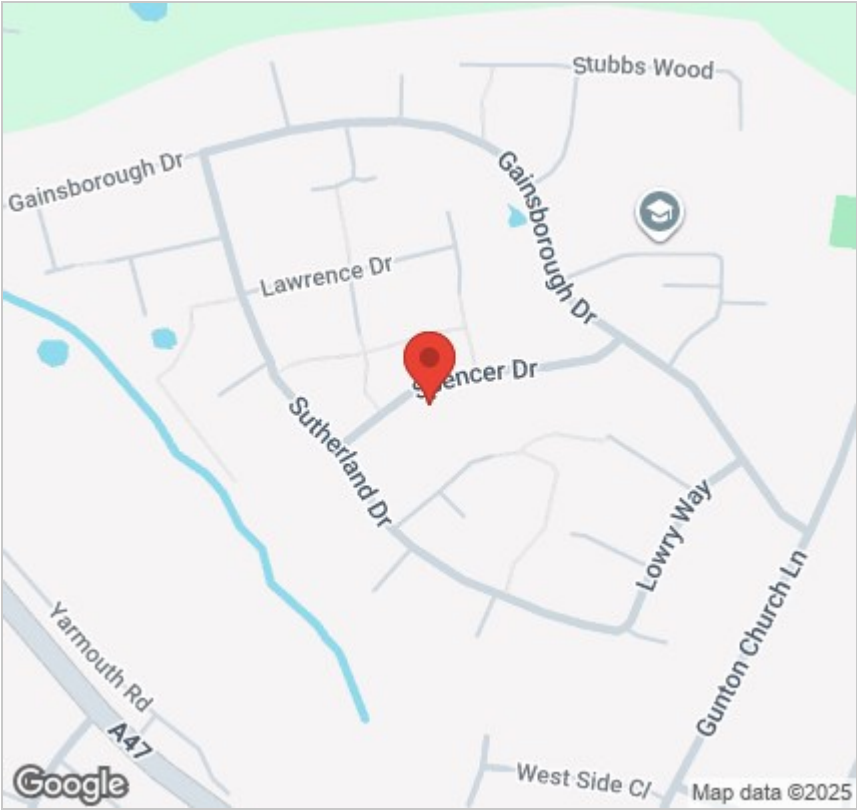


Viewing

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.

Area Map



Energy Efficiency Graph

