



HARDIMANS



- Attractive detached executive residence
- Sought after locality
- Standing on an elevated plot on a private road in secluded position
- Ample off road parking
- Gas fired central heating
- The house is a few minutes walk from a slipway giving launching access to Oulton Broad
- Standing in approx 0.5 acres (STS) of mature gardens
- Potential, subject to planning permission and building control regulations to extend
- Main accommodation has views of the attractively appointed gardens
- Space for garage subject to planning permission and building control regulations

Waveney Hill

Oulton Broad
Lowestoft, NR32 3PR

£495,000



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GENERAL REMARKS

Waveney Hill Lodge is situated in Oulton Broad which is approximately 2 miles from the coastal town of Lowestoft. Oulton Broad offers local shops, schools and general amenities including 2 railway stations with access to London and Norwich. The property is within walking distance of the Broads which is a popular stretch of water for any water sports such as sailing, canoeing, rowing and boating. The cathedral city of Norwich is also within commuting distance being approx. 22 miles away. This charming family home is set in mature gardens with sunny aspect, situated on a quiet, private tree-lined lane, having spacious accommodation with potential for extensions, subject to planning permission and building control regulations. The property has mature extensive gardens of approx. 0.5 acres (subject to survey) and must be viewed to appreciate the location and potential.

ENTRANCE PORCH

radiator, quarry tiled floor, leaded windows and a telephone point.

DINING ROOM 11' 12" x 14' 7" (3.65m x 4.45m) (double aspect)
multi-fuel stove, carved mantle piece, marble hearth, fitted carpet, double radiator, original decorative ceiling coving and ceiling rose.

INNER HALLWAY

with fitted carpets, storage cupboard below stairs, radiator.

CLOAKROOM

with vanity handbasin with hot and cold water, cupboards below, wc, sky light and tiled floor.

LOUNGE 23' 7" x 11' 11" (7.18m x 3.62m) (triple aspect)
multi-fuel stove with a carved mantle piece, marble hearth, fitted carpet, 3 double radiators, tv point, decorative ceiling coving. french doors opening onto the patio and rear garden.

L SHAPED KITCHEN/BREAKFAST ROOM 21' 11" max x 18' 4" max (6.68m x 5.59m) (triple aspect)
double enamel sink unit with drainer to side, hot and cold water, oak cupboards below, granite worktop, recess with plumbing for dishwasher, stainless steel splashbacks, space for large hob or range, extractor, further worktops with cupboards below, 3 double radiators, tiled floor, 2 sets of french doors accessing patio and rear side garden, spot lights, telephone point, walk-in pantry cupboard with a range of shelving and plumbing for automatic washing machine or dishwasher, concealed gas fired boiler for the central heating, tv point.

STAIRS TO LANDING

with fitted carpet, radiator, airing cupboard with insulated tank and range of shelving, exposed beams.

BEDROOM 1 12' 7" x 14' 6" (3.83m x 4.43m)
fitted carpet, double radiator, access to a walk-in wardrobe, telephone point, exposed beam.

BEDROOM 2 12' 9" x 9' 2" (3.88m x 2.79m)
fitted carpet, double radiator, views of garden.

BEDROOM 3 15' 0" max x 11' 0" max (4.58m x 3.37m)
fitted carpet, double radiator, sealed unit double glazed window, telephone point, fitted double wardrobe cupboard, view of the Broad.

BEDROOM 4 12' 6" x 12' 10" (3.80m x 3.91m)
double radiator, telephone point, double aspect with view over the garden.

BATHROOM

with panel bath with mixer tap, shower attachment, pedestal handbasin with hot and cold water, low level wc, tiled shower area with glazed screen, tiled floor, half tiled with a heated towel rail, extractor fan, access to loft.

OUTSIDE

East facing front garden with 5 bar gate leading to shingled

driveway with ample car parking space, lawned garden with mature trees and shrubs. To the rear, south-west facing secluded lawned garden with mature trees, flowers and shrubs, patio area and 2 storage sheds. Further side garden with mature trees, productive fruit trees (apples, pears and plums), shrubs, greenhouse, vegetable plot, summer house, timber shed, wood store. The gardens extend to 0.5 acres subject to survey.

ENERGY RATING

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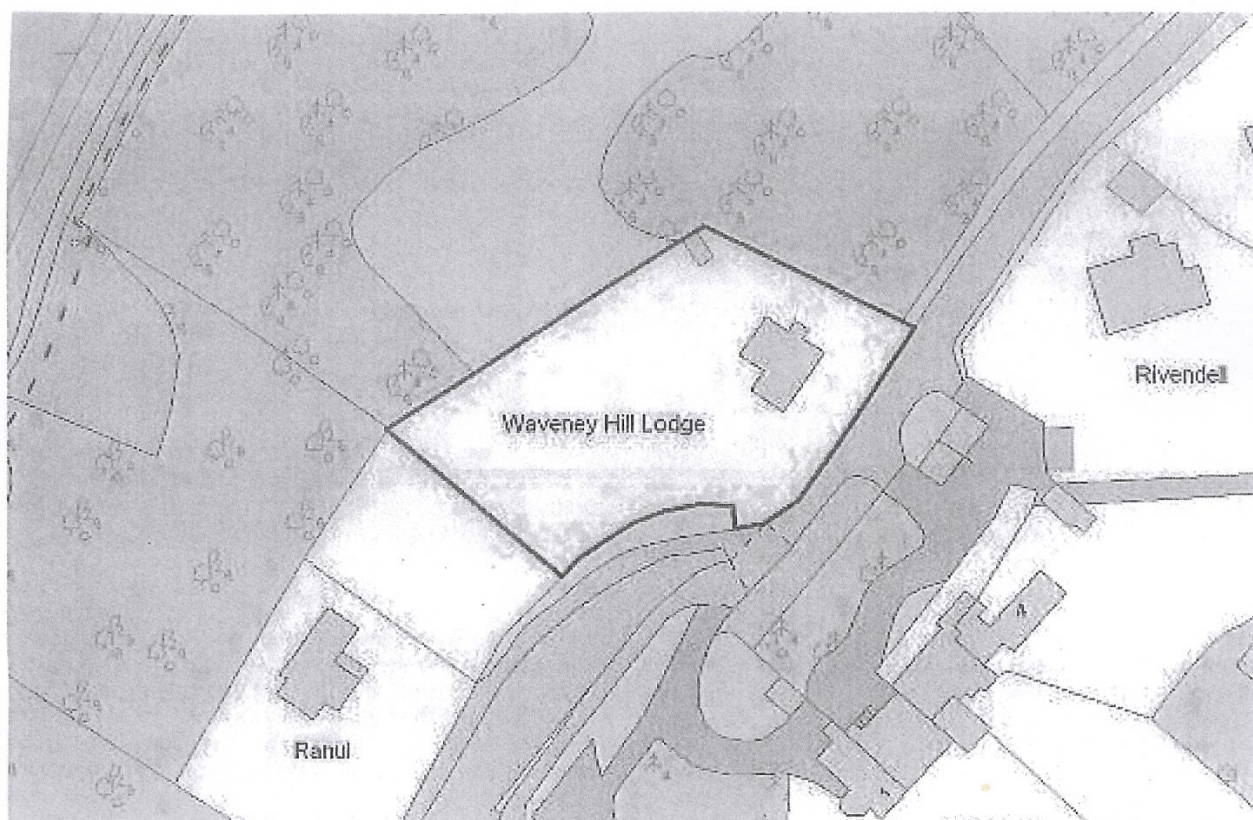
Viewing by arrangement with Hardimans Ref: HL00021648

Tenure:Freehold

Council Tax Band:F







NOT TO SCALE

GROUND FLOOR



FIRST FLOOR



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