

# HARDIMANS



**16 Windermere Park**  
, Lowestoft, NR32 4UD  
**Guide Price £280,000**



## 16 Windermere Park, Lowestoft, Suffolk, NR32 4UD

Located in North Lowestoft, this charming detached bungalow offers a delightful retreat in a peaceful cul de sac, shared with only two other properties. The quality of construction is evident in this 'Warnes built' home, which boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retirement space.

As you enter the property, you are greeted by a spacious and inviting layout that maximises natural light throughout. The highlight of this home is undoubtedly the lovely conservatory, which provides a perfect spot to relax and enjoy the views over the rear garden.

The bungalow is set on a generous plot, offering ample outdoor space for gardening or enjoying the fresh air. A garage is also included, providing convenient storage or parking options.

With its prime location in Lowestoft, residents can enjoy the benefits of a quiet neighbourhood while still being within easy reach of local amenities, parks, and the stunning coastline. This bungalow presents a wonderful opportunity for those seeking a comfortable and low-maintenance lifestyle in a desirable area. Do not miss the chance to make this lovely property your new home.

### ENTRANCE PORCH

Upvc door and side window

### MAIN HALL

Spacious hall with radiator, built-in airing cupboard, access to roof void, cloaks cupboard with electric meters,

### LOUNGE

Upvc window overlooking front garden, matching patio doors to garden, 2 radiators

### DINING ROOM

Tiled floor, radiator upvc window, Large arch opening to kitchen





#### **KITCHEN**

Fitted in a range of light oak fronted units, 1 1/2 bowl sink unit, plumbing for washing machine & dishwasher, 4 burner ceramic hob, concealed extractor, double oven/grill, tiled floor, radiator, upvc window, door to conservatory.

#### **CONSERVATORY**

Brick/Upvc construction, polycarbonate roof, fan light, radiator, tiled floor, roller blinds, double doors to garden

#### **MASTER BEDROOM**

Upvc window overlooking front garden, vertical blinds, radiator,

#### **BEDROOM 2**

Upvc window overlooking front garden, vertical blinds, radiator.

#### **SPACIOUS BATHROOM**

Cased bath h & C shower mixer, folding shower screen, wash basin, low level W.C., tiled walls, radiator, extractor fan, Upvc window

#### **OUTSIDE**

Good size gardens laid to lawn, contoured concrete pathway.

Brick & tile garage with additional parking. up and over door, Upvc personal door & fascia boards

To the rear; Good size garden laid to lawn, fully enclosed by brick retaining walls, flower & shrub borders, timber summer house & garden store, external lighting.

#### **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Ultrafast T - Download 10000 Mbps, Upload 10000 Mbps

\* Mobile; Outdoors EE Likely Three Likely O2 Likely Vodafone 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.

#### **TENURE**

Freehold



**NB**

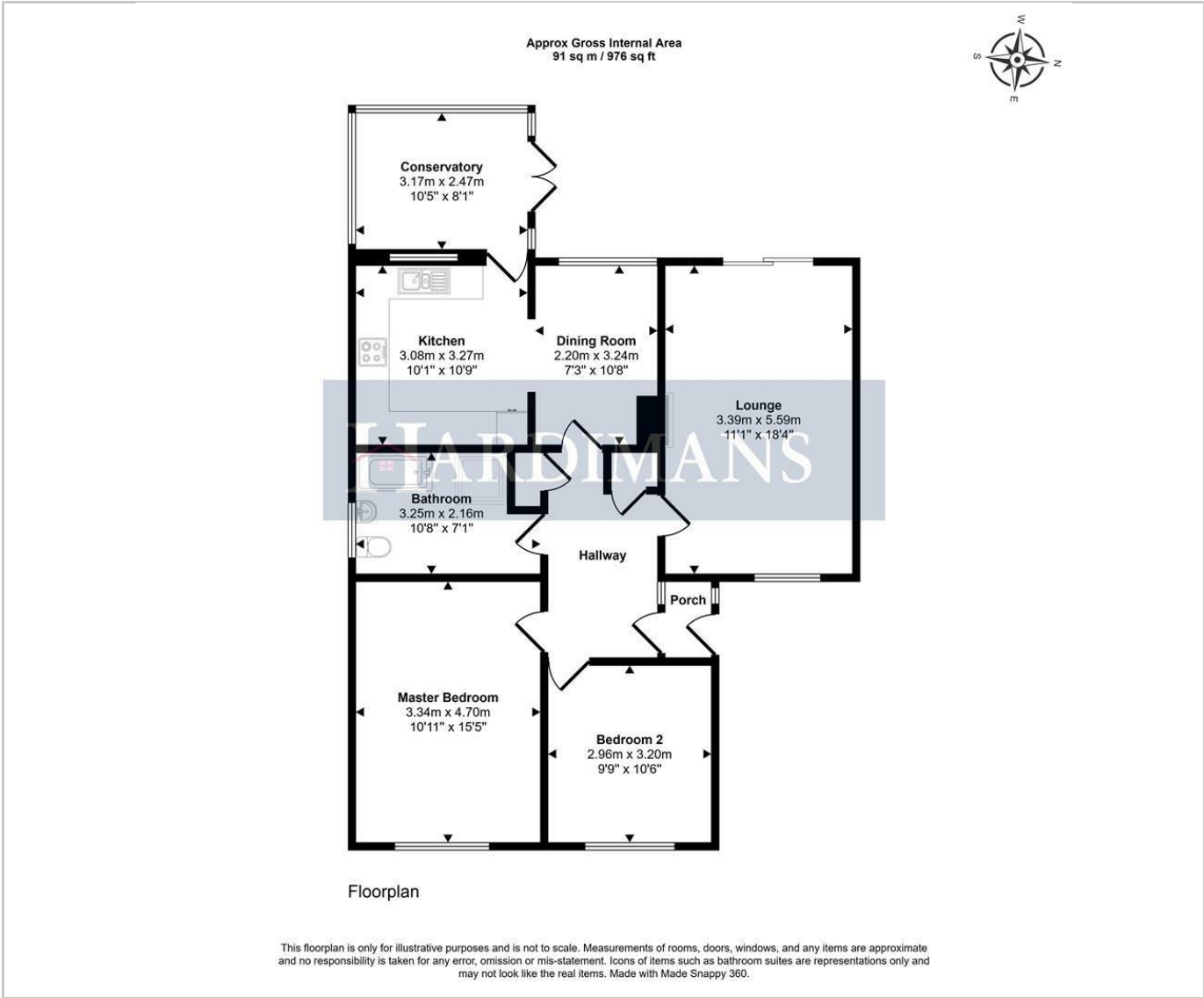
Energy Performance Certificate to be carried out once new boiler installed.

**COUNCIL TAX BAND**

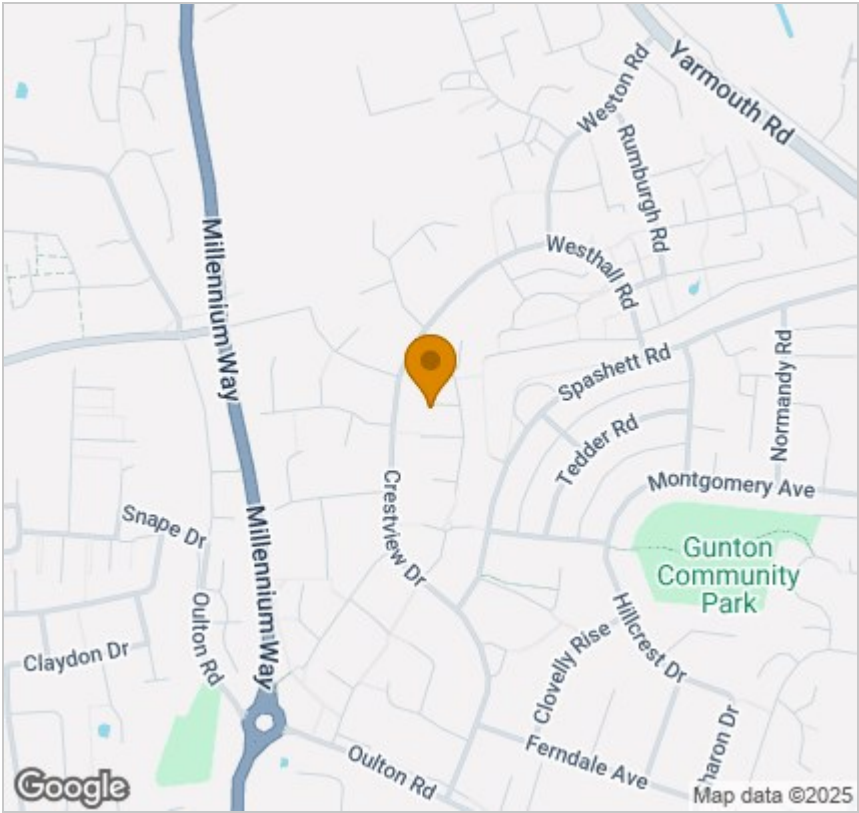
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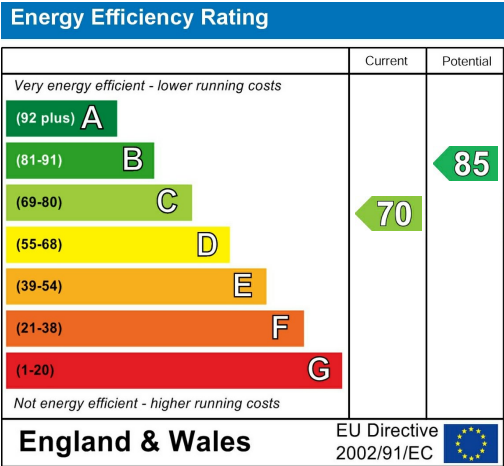
Floor Plan



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

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