

HARDIMANS



4 Marham Road
, Lowestoft, NR32 2SU
£280,000

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Situated in North Lowestoft, this deceptively spacious four-bedroom semi-detached home is ideally located within walking distance of local amenities and schools, while enjoying an attractive outlook over a pleasant green. Arranged over three storeys, the property offers generous and versatile living accommodation.

The well-presented interior includes a stylish Wren kitchen, a comfortable sitting room, a separate dining room, two utility rooms and a bright sun room. Outside, the exceptional garden provides a wonderful space for relaxing and entertaining, featuring a detached garage, ornamental pond and summerhouse.

ENTRANCE HALLWAY

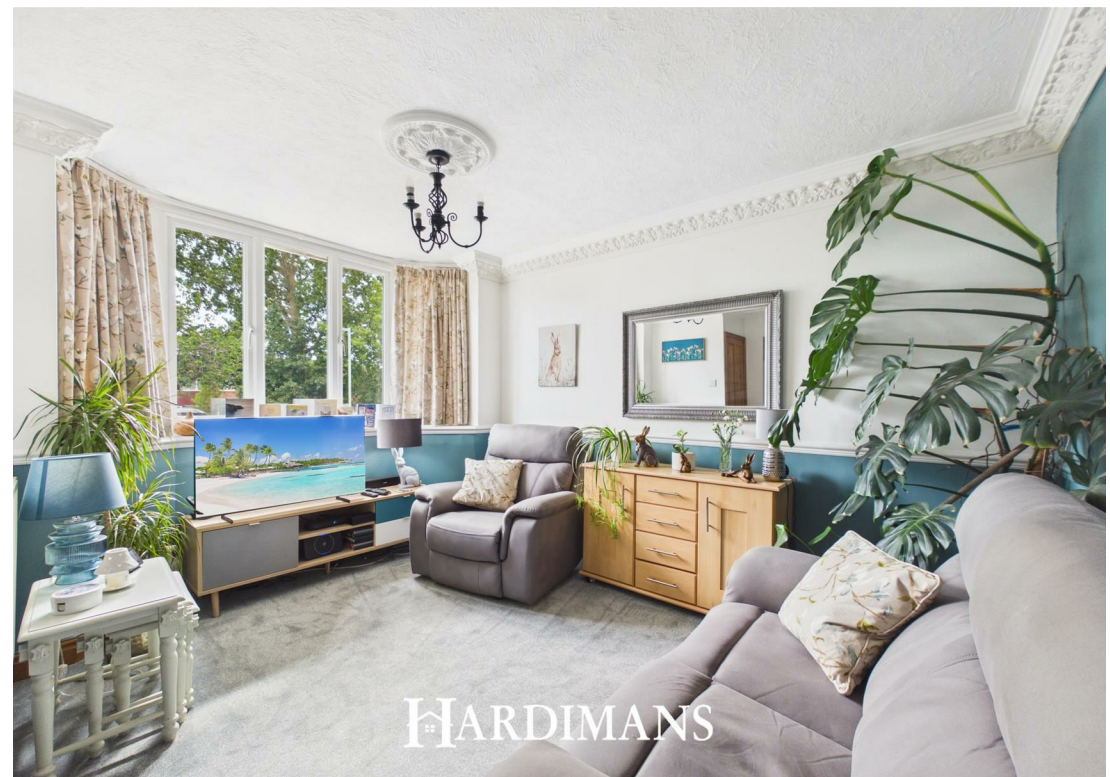
uPVC door to front entrance, stairs to first floor, built in storage cupboard, radiator, arch way with decorative scrolls.

SITTING ROOM

uPVC bay window to front aspect, radiator, decorative ceiling rose, coved ceiling,

DINING ROOM

Karndaen flooring, uPVC window to side aspect, radiators, scroll arch way into kitchen, decorative coved ceiling





KITCHEN

Wren kitchen, cupboards and drawers under, cupboards above, twin sink, tile splash back, integrated Bosch appliances including large fridge, dishwasher, microwave, double oven, gas hob, sky light, spot lighting to ceiling, Karndean flooring,



BATHROOM

Internal upvc frosted window, low level WC, basin with cupboards below, bath with shower over, chrome effect towel radiator,

UTILITY ROOM

Worcester boiler to wall. space for appliances, built in storage cupboard

SECOND UTILITY ROOM

space for appliances, stable door to outside access

SUNROOM

uPVC windows to side aspect, uPVC sliding doors into garden, radiator, door from kitchen with internal decorative frosted glass

STAIRS TO FIRST FLOOR AND LANDING

coved ceiling, stairs to attic room,

BEDROOM 1

uPVC window to front aspect, opening to wardrobe space with rails, built in storage under stairs, radiator and coved ceiling.



BEDROOM 2

upvc window to rear aspect, radiator and coved ceiling.

BEDROOM 3

(Currently used as a dressing room) upvc window to rear aspect, radiator and coved ceiling

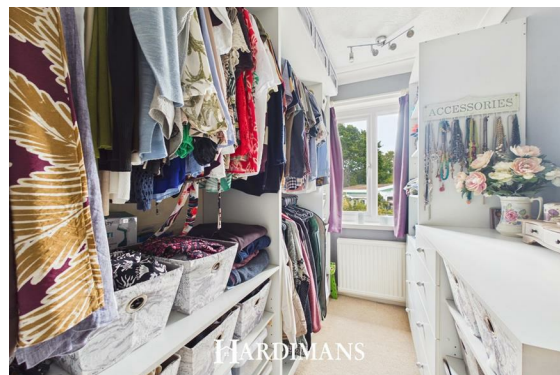
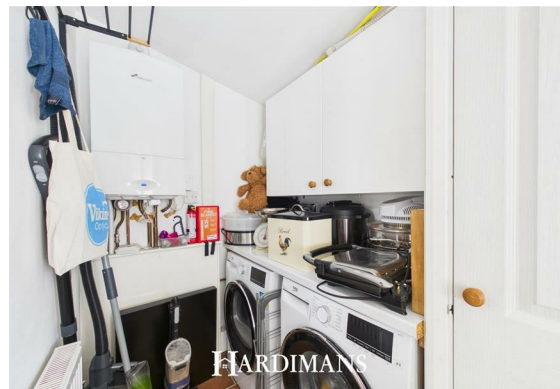
SHOWER ROOM

low level wc, hand wash basin, shower cubicle with electric shower, chrome effect towel radiator, archway with decorative scroll, coved ceiling

STAIRS TO

BEDROOM 4

Velux windows, various built in storage cupboards, eves storage, radiator





OUTSIDE

To the front, paved, ample off street parking

To the rear the property enjoys a generous, beautifully landscaped rear garden, thoughtfully designed to provide a variety of spaces for both relaxation and entertaining.

Directly outside the sliding patio doors is a paved seating area beneath a pergola, creating the perfect setting for al fresco dining and outdoor entertaining. A second patio adjacent to the utility room offers an additional spot to enjoy the outdoors. This area also benefits from sheds and gated access to the front of the property, before opening onto an the first lawned area, bordered by an attractive selection of mature shrubs and established planting. A charming pond with decorative water features creates a peaceful focal point within the garden.

An archway leads through to a further lawned garden, where a spacious, tastefully decorated summerhouse provides an excellent retreat. Beyond the summerhouse is a practical potting area together with additional storage sheds, making this exceptional garden as functional as it is beautiful.

GARAGE

pull up door, power lighting

TENURE

Freehold



COUNCIL TAX BAND

B

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Could achieve speeds of Ultrafast 10000mbps

* Mobile: 02, THREE, VODAFONE, 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



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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Area Map



Energy Efficiency Graph

