

HARDIMANS



110 Clarkson Road
Lowestoft, NR32 3NX
£325,000

HARDIMANS



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**110 Clarkson Road,
Lowestoft, NR32 3NX**

Well presented detached family home with spacious open plan living, modern style kitchen. Having three bedrooms with 2 en suites and a separate bathroom. Ample off street parking along with a detached garage.

Situated in cul-de-sac location in North Oulton Broad, within walking distance of the Broads, countryside walks, local primary schools and everyday amenities.

PORCH

UPVC double glaze door to front entrance, porthole window to side aspect.

SITTING ROOM

Stairs to first floor, UPVC double glaze bay window to front aspect, UPVC double glaze window to side aspect, exposed brick bar with wooden top.

KITCHEN/DINING ROOM

UPVC double glaze window to rear aspect, UPVC double glaze door to side entrance, worktop space, cupboards and drawers under, cupboards above, sink with drainer, built in eye level Bosch oven, built in Bosch microwave, integrated Bosch electric hob, integrated fridge freezer, under stairs storage cupboard.

**STAIRS TO FIRST FLOOR AND
LANDING**

UPVC double glaze window to side aspect.

PRIMARY BEDROOM

UPVC double glaze window to front aspect, built in wardrobes, ceiling light/fan and radiator.





EN SUITE

UPVC double glaze window to side aspect, low level WC, hand wash basin, shower cubicle, spot light ceiling and towel radiator.

BEDROOM TWO

UPVC double glaze window to front aspect, radiator and loft hatch.

EN SUITE 2

Low level WC, hand wash basin, towel radiator and spot light ceiling.

BEDROOM 3

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

BATHROOM

UPVC double glaze frosted window to rear aspect, low level WC, hand wash basin with cupboards under, walk in mixer shower with electric shower, chrome effect towel radiator, shower boards surround and spot light ceiling.

OUTSIDE

To the front, brick weave driveway, shingle garden with mature shrubs. To the rear, shingle garden with decked areas.

GARAGE

with electric door.

TENURE

Freehold

COUNCIL TAX BAND

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MATERIAL INFO



This property has:
Mains Gas, Electric (solar pv panels), water & sewerage
Flood Risk Info: Very low
* Broadband: Fixed wireless -
Could achieve speeds of Ultrafast 2000mbps
* Mobile: No problems (EE, 02, THREE, 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.



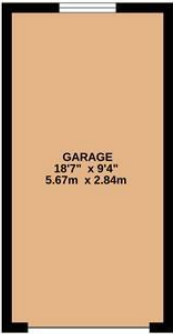
Floor Plan



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

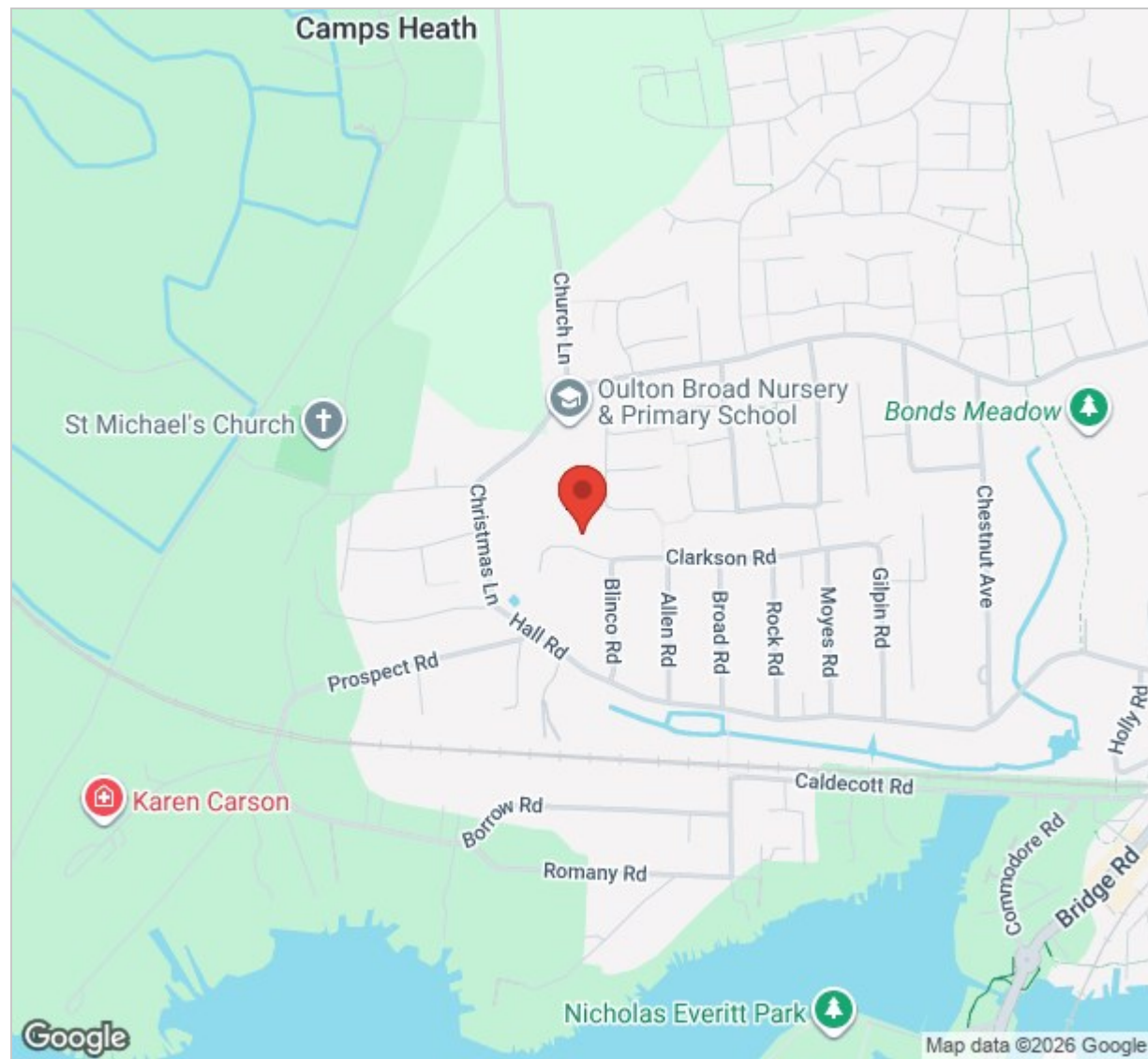


GARAGE
175 sq.ft. (16.2 sq.m.) approx.

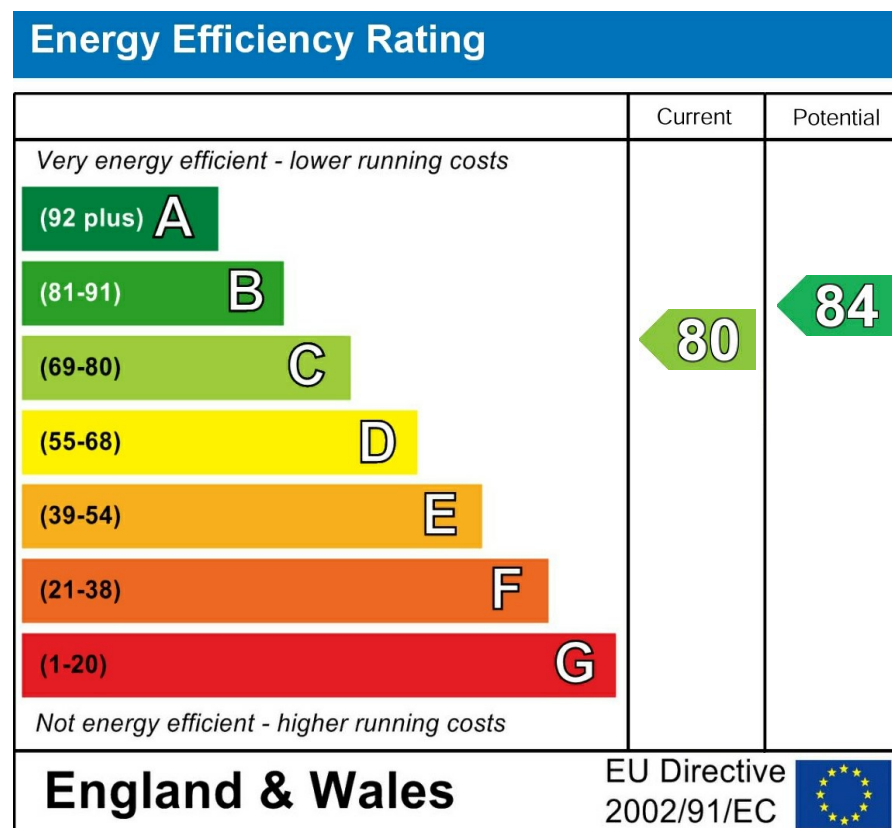
TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.