HARDIMANS

2 Kesgrave Drive,
Lowestoft, NR32 3EF

Guide Price £230,000

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2 Kesgrave Drive, Lowestoft, Suffolk, NR32 3EF

Situated in Kesgrave Drive, Lowestoft, this delightful detached bungalow with 2 reception rooms or the option for a 3rd bedroom provides ample space for the family.

The south-facing gardens are a standout feature, allowing for plenty of natural light to flood the living spaces and providing a serene outdoor area to enjoy throughout the year. Along with driveway, garage and workshop area.

The bungalow's location in Lowestoft ensures that you are within easy reach of local amenities, schools, and beautiful coastal scenery, making it a desirable place to live.

PORCH

uPVC double glaze door to front, uPVC double glaze window to side and front aspect, in built storage cupboards.

HALLWAY

radiator and loft hatch (ladder, not boarded).

SITTING ROOM

uPVC double glaze windows to front and side aspects, internal stained windows into hallway, shelving next to coal effect fireplace, radiators and coved ceiling.

KITCHEN
uPVC double glaze door to side access, uPVC double glaze frosted window to side aspect, work top space, cupboards and drawers under, cupboards above, 5 gas hob ring, built in John Lewis double eye level oven, twin sink with drainer, tile splash back, serving hatch into Sitting room, breakfast bar and coved ceiling.

DINING ROOM/BEDROOM 3
uPVC double glaze sliding doors into garden, coved ceiling and radiator.

BEDROOM 1
upvc double glaze window to rear aspect, built in wardrobes and vanity area, radiator and coved ceiling.

BEDROOM 2
upvc double glaze window to side aspect, built in storage cupboard, radiator and coved ceiling.

BATHROOM
upvc double glaze frosted window to side aspect, built in storage cupboard , low level WC, bath with shower above, vanity sink, Radiator and coved ceiling.

OUTSIDE
To the front, driveway , mainly laid to lawn with mature shrubs. To the rear, Fully enclosed garden with shingle and lawn area with patio, mature planting, side access gate, side access to garage.

GARAGE
Up and over door, power and lighting

WORKSHOP AREA
Side access door to rear garden, windows to side and rear aspect, power and lighting.

TENURE
Freehold

COUNCIL TAX BAND
C

MATERIAL INFO
We assume the property has:
Mains Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 2000mbps
* 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.

Yale
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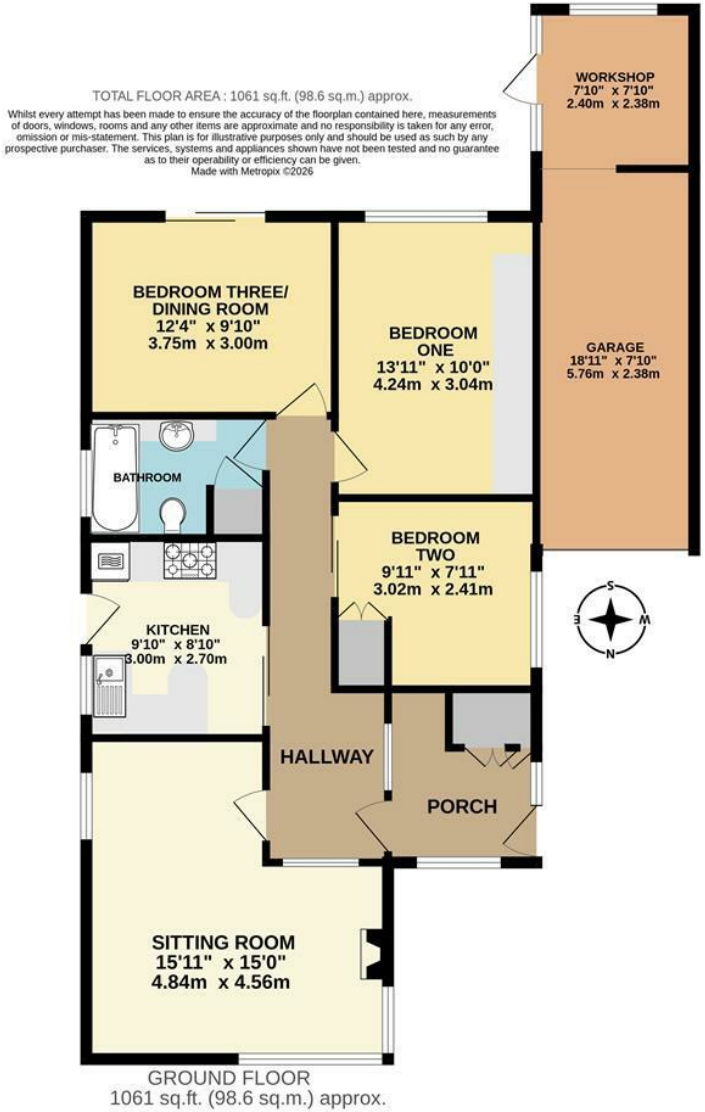
FLOOR PLAN


TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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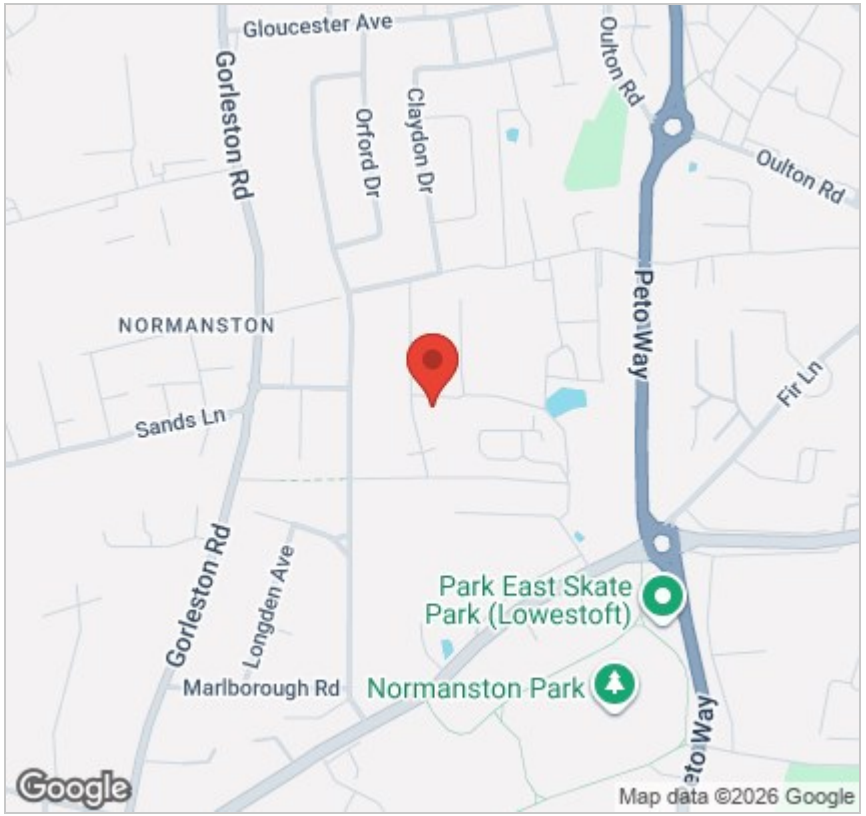
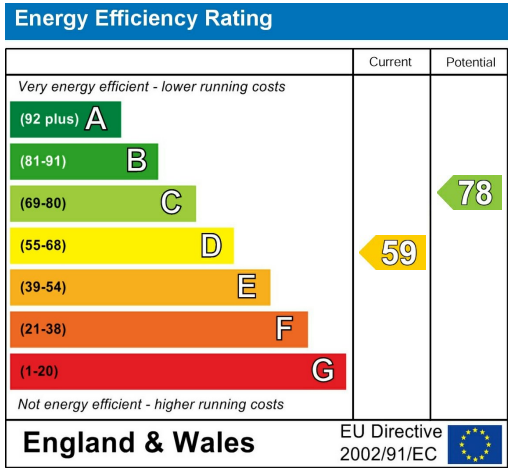
WORKSHOP
7'10" x 7'10"
2.40m x 2.38m
BEDROOM THREE/
DINING ROOM
12'4" x 9'10"
3.75m x 3.00m
BEDROOM
ONE
13'11" x 10'0"
4.24m x 3.04m
GARAGE
18'11" x 7'10"
5.76m x 2.38m
BATHROOM
BEDROOM
TWO
9'11" x 7'11"
3.02m x 2.41m
KITCHEN
9'10" x 8'10"
3.00m x 2.70m
HALLWAY
PORCH
SITTING ROOM
15'11" x 15'0"
4.84m x 4.56m
GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.

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.

The Property Ombudsman
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