

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.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.


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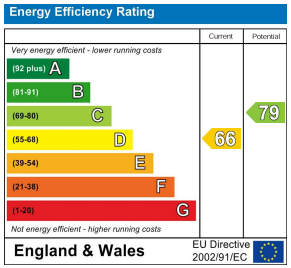
Floor Plan



Area Map



Energy Efficiency Graph



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The Property Ombudsman
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