

HARDIMANS



87 Cowslip Crescent

Carlton Colville, Lowestoft, NR33 8LB

Offers Over £190,000

HARDIMANS



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87 Cowslip Crescent, Carlton Colville, Lowestoft, Suffolk, NR33 8LB

Hardimans are delighted to offer this delightful end-terrace house which is neutrally decorated throughout and ready to move into. The accommodation benefits from open-plan living, two bedrooms, a beautiful rear garden, ideal for al fresco dining and entertaining plus a converted garage providing additional versatile space. The property has had a brand new kitchen, bathroom, new carpets, new fascias and gutterings and a new boiler all of which have been fitted in 2026.

The layout is practical and functional, ensuring that every corner of the home is utilised effectively.

The location of this home is particularly appealing, as Carlton Colville is known for its friendly community and convenient amenities. Residents can enjoy easy access to local shops, schools, and parks, making it a great place for families and those who appreciate a sense of community.

Whether you are a first-time buyer or seeking a rental property, this home offers a perfect blend of comfort and convenience in turn key condition. Do not miss the chance to make this lovely property your own.

LIVING ROOM/DINING ROOM

uPVC door to front entrance, uPVC window to front aspect, uPVC window to rear garden, uPVC door to rear garden, built in storage cupboard, coved ceiling, radiators.





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BRAND NEW KITCHEN

uPVC window to rear aspect, worktop space, cupboards and drawers under, cupboards above, sink with drainer, Bosch hob with built in extractor fan above, Built in Bosch oven, integrated Bosch dishwasher, integrated Bosch washing machine, ideal boiler to wall.

STAIRS TO FIRST FLOOR AND LANDING

uPVC window to side aspect, stairs, loft hatch, coved ceiling.

PRIMARY BEDROOM

upvc window to front aspect, coved ceiling, radiator.

BEDROOM 2

Velux windows to rear, coved ceiling and radiator.

BRAND NEW BATHROOM

Velux frosted window to rear, low level WC, hand wash basin with cupboards under, walk in shower with mixer shower, chrome effect towel radiator.

OUTSIDE

To the front, Fully enclosed with access gate, lawn with bedding area, path to rear access gate. To the rear, fully enclosed with path to converted garage and front access, lawn area, raised bedding area, decked area by rear door.



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GARAGE

converted garage with spotlight ceiling, built in storage cupboard.

COUNCIL TAX BAND

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TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Fixed wireless - 150mb/ps

* Mobile: Good signal.

* 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.





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Floor 1

Living Room/Dining Room
20'10" x 12'6"
6.37 x 3.83 m

Kitchen
9'9" x 7'1"
3.00 x 2.17 m

Garage
8'5" x 14'10"
2.57 x 4.53 m

Floor 2

Bedroom 2
10'4" x 8'3"
3.15 x 2.52 m

Bedroom
10'0" x 11'11"
3.07 x 3.64 m

Bathroom
6'3" x 6'4"
1.93 x 1.95 m

Landing

Approximate total area⁽¹⁾

706 ft²
65.6 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

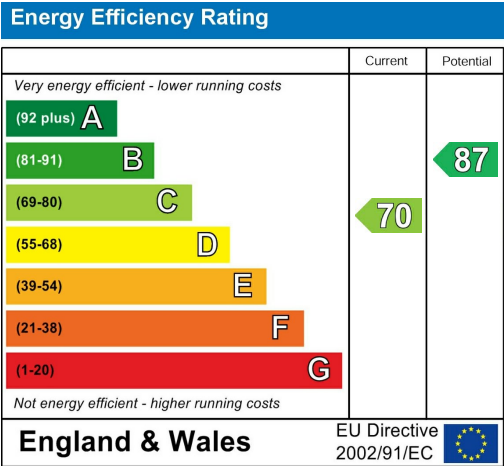
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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