

# HARDIMANS



**36 Cowslip Crescent**

Carlton Colville, Lowestoft, NR33 8NY

**£205,000**



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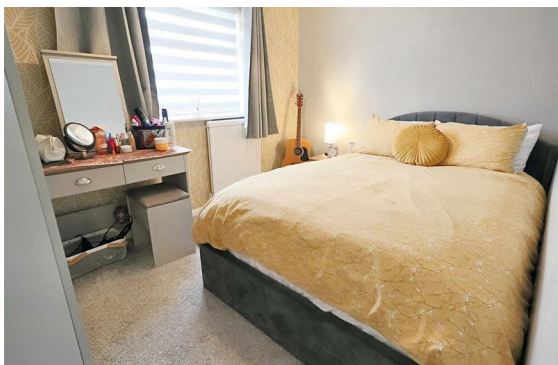
Located on an established and popular development in South Lowestoft, this semi-detached house offers a delightful blend of space and comfort, making it an ideal family home. The property boasts two well-proportioned reception rooms, including a lovely lounge that features patio doors, allowing natural light to flood the space and providing a seamless connection to the attractive gardens outside.

With three generously sized bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The converted garage serves as a versatile second reception room, adding to the overall appeal and functionality of the property.

The gardens are not only attractive but also provide a wonderful outdoor space for relaxation and recreation. Whether you enjoy gardening or simply wish to unwind in a peaceful setting, this property caters to all your needs.

Deceptively spacious, this home offers more than meets the eye, making it a must-see for anyone looking to settle in the Lowestoft area. With its combination of comfort, style, and practicality, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

**UPVC double glazed door and side window to:-**





### **ENTRANCE HALL**

built-in store cupboard, radiator.

### **KITCHEN**

fitted in a range of base and wall cupboards, one and a half bowl sink unit, recess and plumbing for automatic washing machine and dishwasher, 4 burner gas hob, oven/grill, filter hood over, fully tiled walls and floor, upvc double glazed window with vertical blinds, gas boiler heating domestic hot water and radiator heating system.

### **CONVERTED/EXTENDED DINING ROOM/SECOND RECEPTION**

with upvc window, vertical blinds, radiator.

### **SPACIOUS LOUNGE/DINER**

with stairs to first floor, radiator, double glazed patio door to rear garden, vertical blinds.

### **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void.

### **MASTER BEDROOM**

upvc double glazed window, radiator, fitted wardrobe cupboard.

### **BEDROOM 2**

upvc double glazed window, fitted blinds, radiator.



### **BEDROOM 3**

upvc double glazed window, fitted blinds, radiator.

### **BATHROOM**

with cased bath, hot and cold, thermostatic shower unit, low level wc, washbasin, tiled walls, upvc double glazed window.

### **OUTSIDE**

To the front, concrete driveway, additional gravelled car standing, further garden area with slate chippings. To the side, extended pathway providing access to the main entrance. To the rear, good size gardens fully enclosed by concrete post and timber fencing, artificial grass, gravelled area, brick pavier pathway, flower/shrub borders, timber garden store.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

B

### **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTP - 900mb

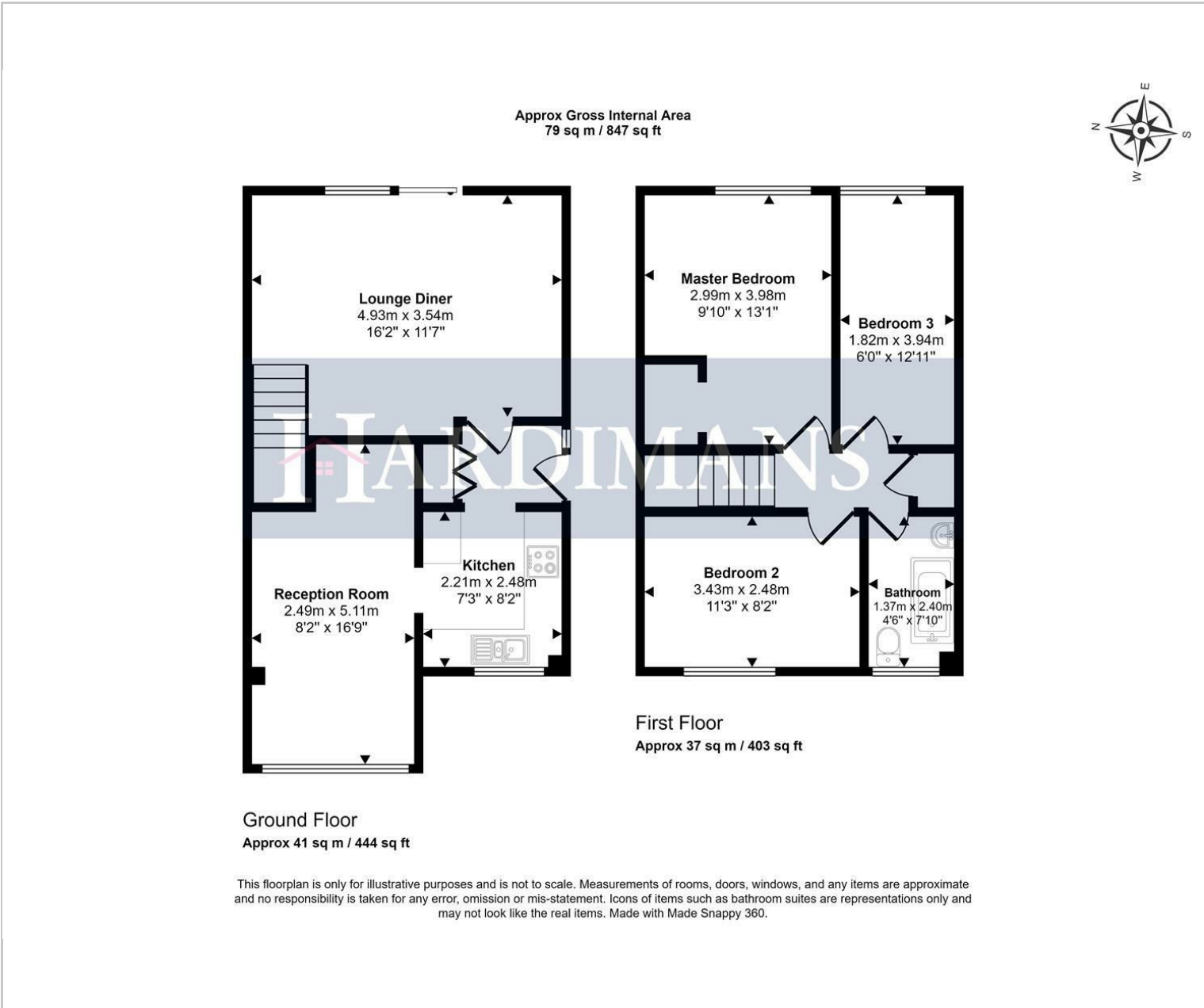
\* Mobile: Good phone coverage throughout the house

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy

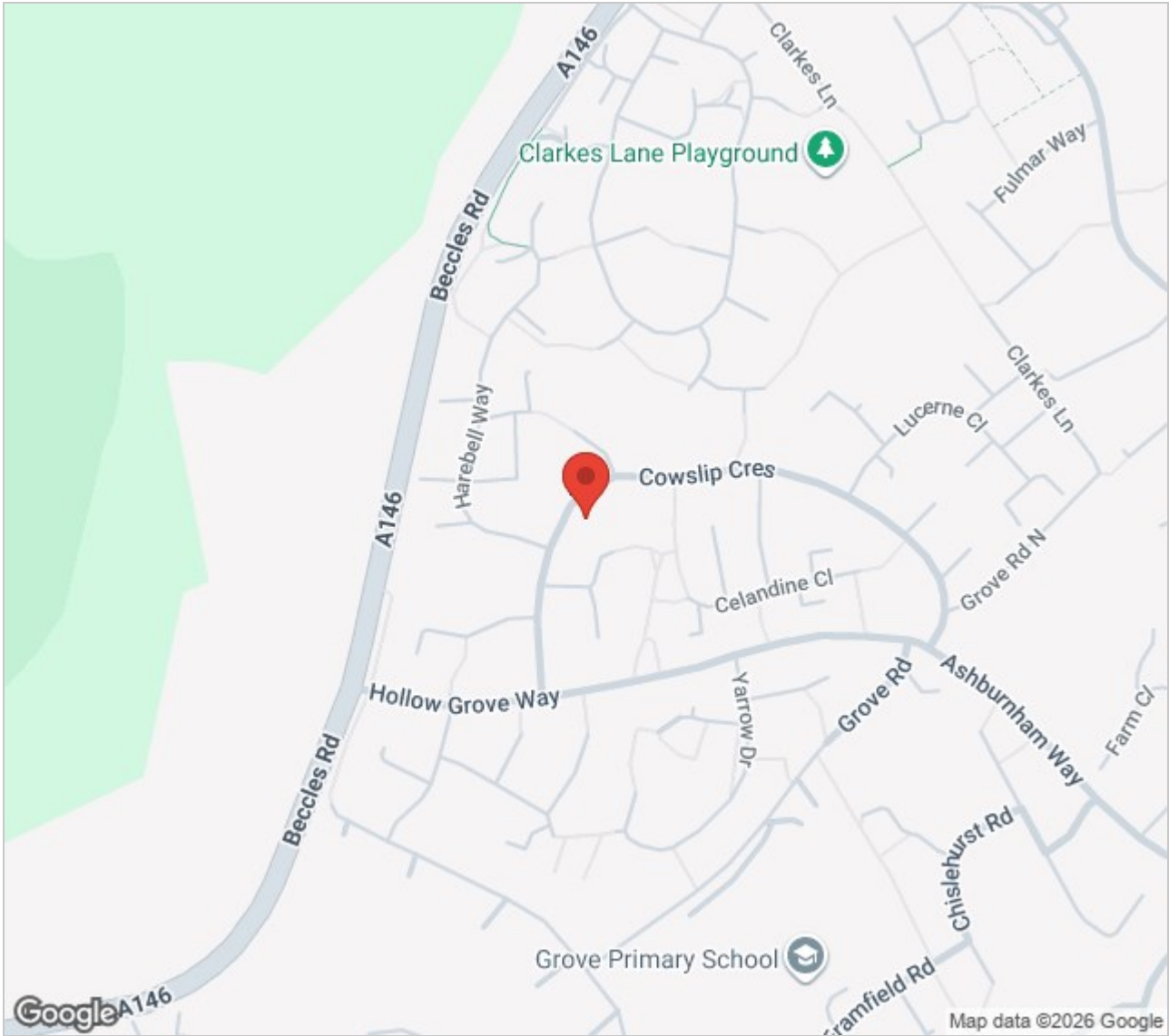


# Floor Plan

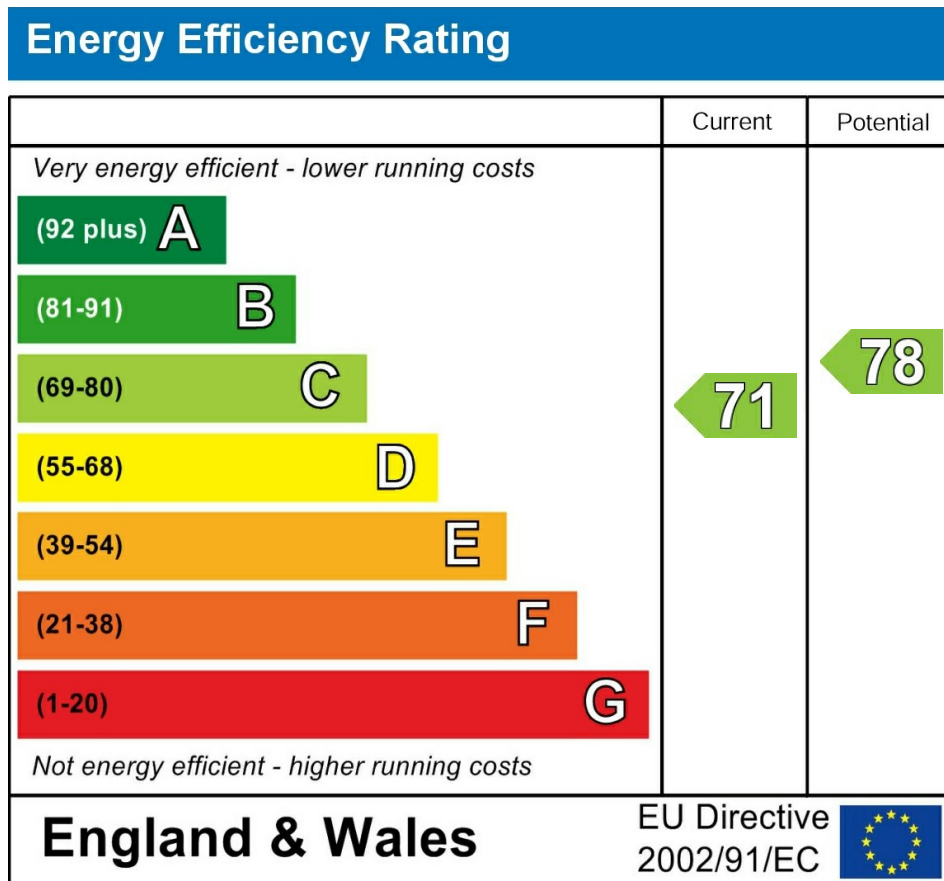
themselves that the coverage is adequate for their requirements.



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.



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