

# HARDIMANS



**355 Long Road**  
Carlton Colville, Lowestoft, NR33 8HZ  
Offers Over £230,000

# HARDIMANS



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**355 Long Road, Carlton  
Colville, Lowestoft, Suffolk,  
NR33 8HZ**

A well positioned semi-detached bungalow situated in popular cul-de-sac location in South Lowestoft, within walking distance of local amenities and offered with no onward chain. The property features an open plan sitting/dining room, conservatory, two bedrooms, a generous rear garden and ample off street parking.

Potential for building plot which might be subject to overage clause subject to negotiation.

**ENTRANCE HALL**

uPVC double glaze door to front, built in storage cupboard, loft hatch and radiator.

**SITTING ROOM/DINING ROOM**

uPVC double glaze window to rear aspect, sliding doors into conservatory, radiators and coved ceiling.

**CONSERVATORY**

half brick, sliding doors into rear garden, windows to rear and side aspect, radiator, power and lighting.

**KITCHEN**

uPVC double glaze window into conservatory, worktop space, cupboards and drawers under, cupboards above, built in gas hob, built in oven, sink with drainer, tiled walls and serving hatch.





### **WET ROOM**

Window to side aspect, Wet room with shower, fully tiled, low level WC, hand wash basin, radiator and coved ceiling.

### **INNER HALL**

Storage cupboard with Baxi boiler to wall.

### **PRIMARY BEDROOM**

uPVC double glaze window to front aspect, built in wardrobe, radiator and coved ceiling.

### **BEDROOM 2**

uPVC double glaze window to front aspect, radiator and coved ceiling.

### **OUTSIDE**

To the front, lawn, driveway leading to garage with electric door, covered car port, ample car parking spaces. double workshop to side of garage.

To the rear, fully enclosed lawn garden with patio areas and sheds.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

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### **MATERIAL INFO**

The property has:-  
Mains Gas, Electric, water &



sewerage

Flood Risk Info: Very low

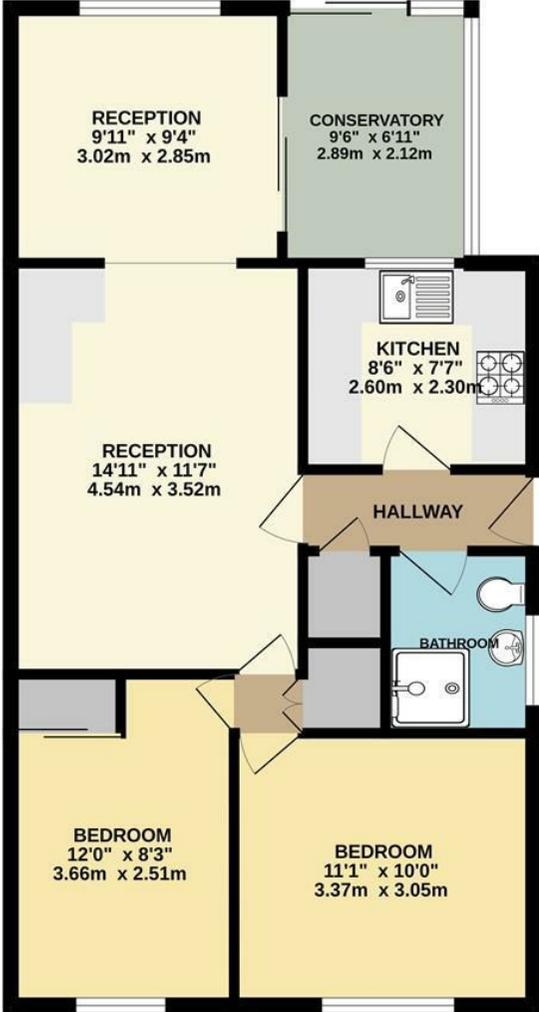
\* Broadband: Could achieve speeds of Ultrafast 2000mbps

\* 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.



# Floor Plan



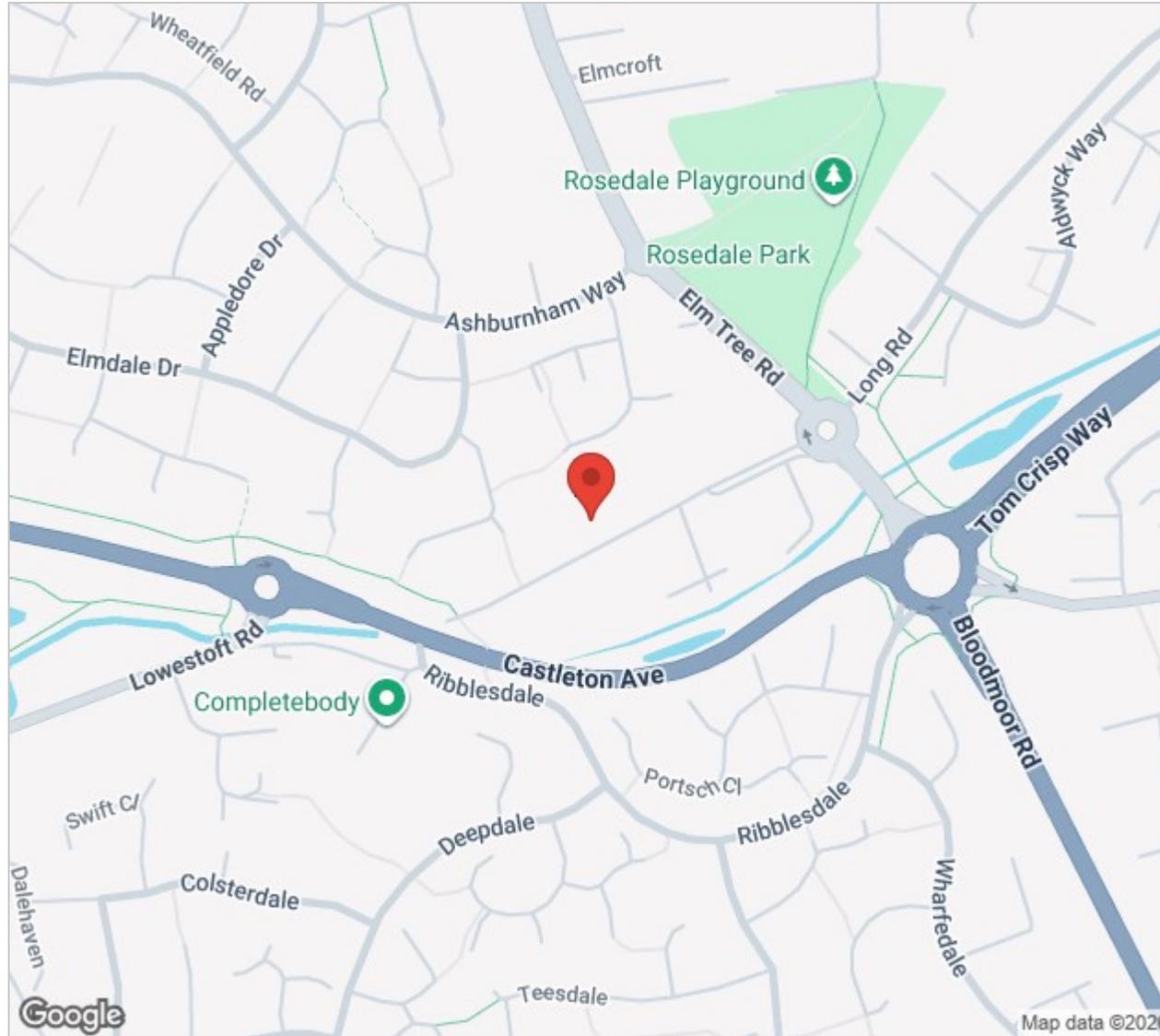
GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.

TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.

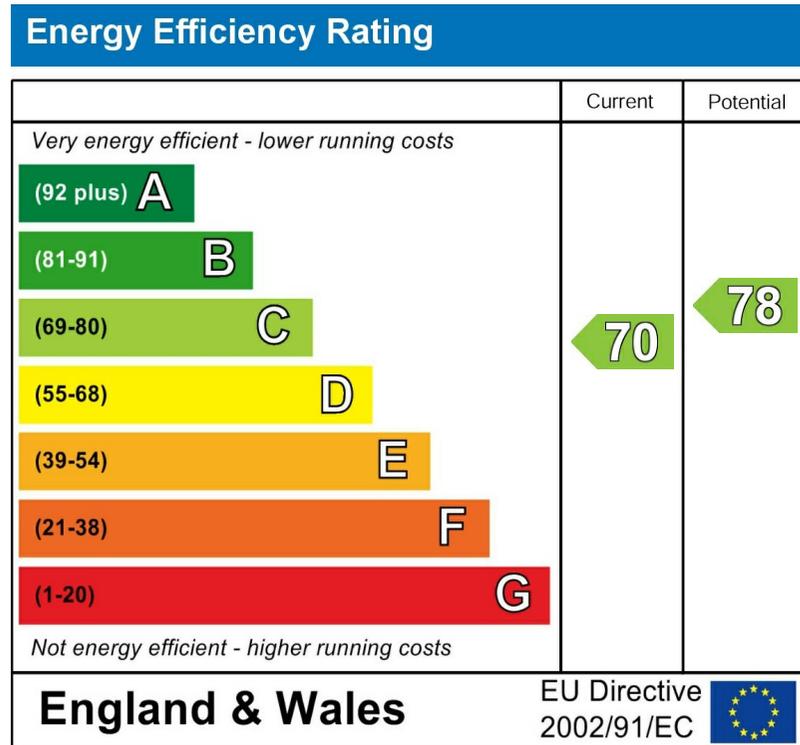
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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