

HARDIMANS



6 Sanders Close
Lowestoft, NR32 4RJ
£240,000

HARDIMANS



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6 Sanders Close, Lowestoft, Suffolk, NR32 4RJ

Nestled in the charming area of Sanders Close, Lowestoft, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in and the property also boasts a beautiful garden in which to relax or enjoy a barbeque.

This nicely presented bungalow presents an excellent opportunity for those looking to enjoy single-storey living in a tranquil setting. With its appealing layout and prime location, it's sure to attract interest. Do not miss the chance to make this lovely home your own.

HALLWAY

Door to front entrance, storage cupboards, radiator, loft hatch.

SITTING ROOM

Double glaze window to front aspect, gas heater, radiator and coved ceiling.





KITCHEN/BREAKFAST ROOM

upvc double glaze door to garden, double glaze window to rear aspect, twin butler sink, cupboards under, worktop space, storage cupboard with Baxi boiler inside radiator and coved ceiling.

BATHROOM

frosted window to rear aspect, low level WC, hand wash basin, bath with mixed shower above, towel radiator.

FRONT BEDROOM

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

BACK BEDROOM

double glaze window to rear aspect, radiator and coved ceiling.



OUTSIDE

To the front, driveway, lawn with mature shrubs and flowers. To the rear, lawn with flower borders and mature shrubs, summer house and shed, shingle path to seating area.

LEAN TO:

gate to front.

TENURE

Freehold

COUNCIL TAX BAND

B

MATERIAL INFO

This property has:



Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

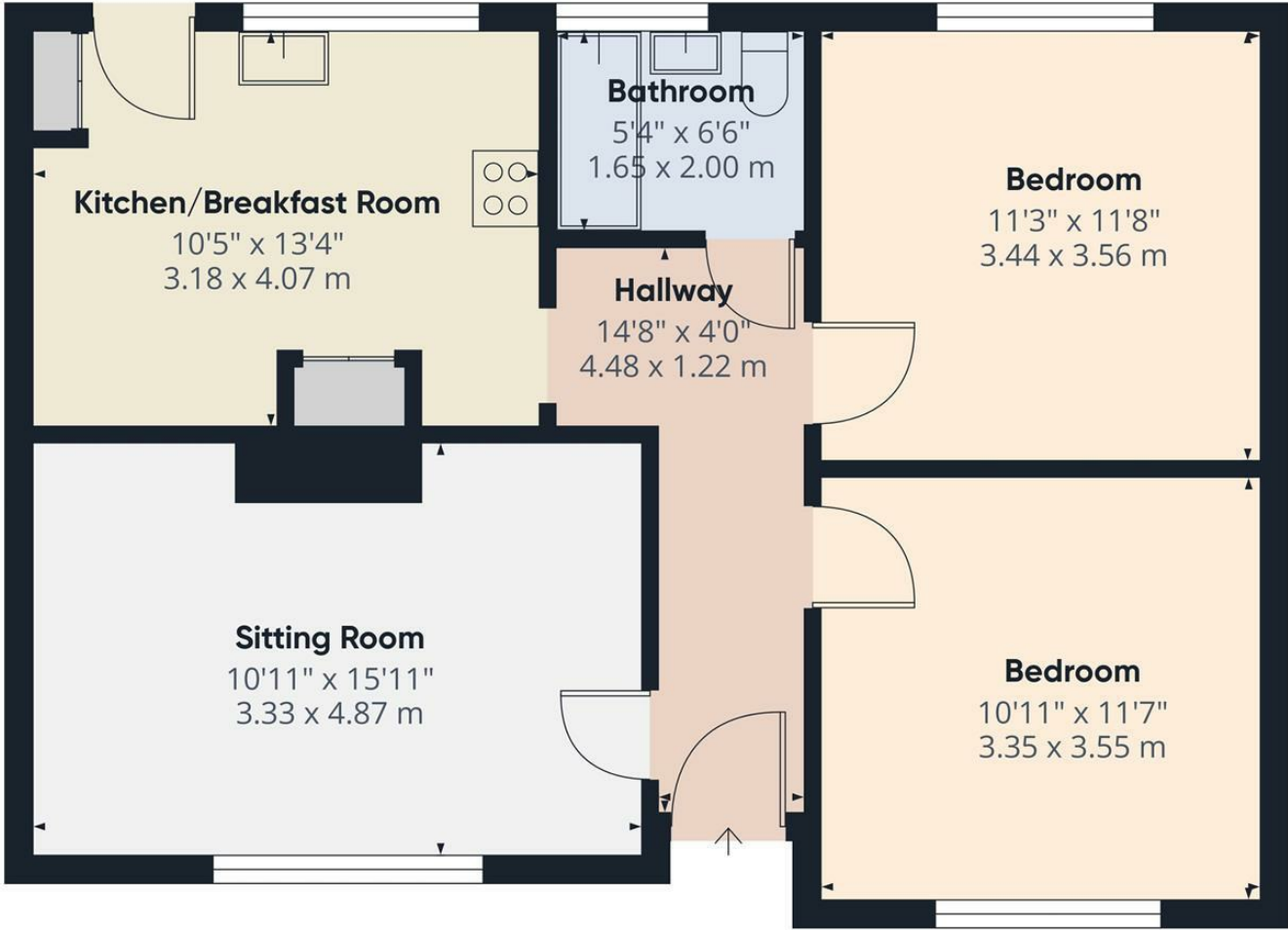
* Broadband: Could achieve speeds of Ultrafast 10000mbps

* Mobile: EE, O2, VODAFONE, THREE 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



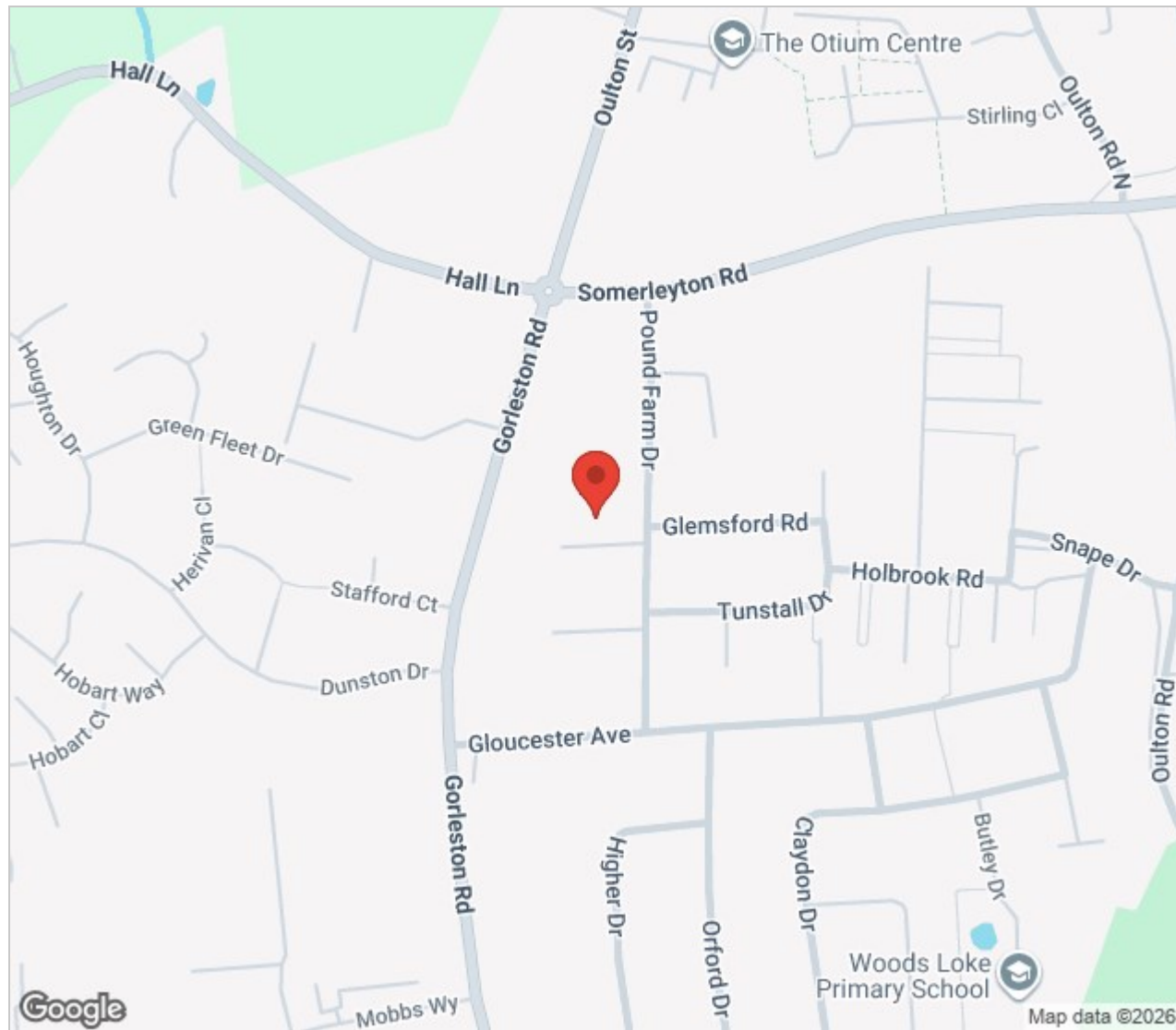
Approximate total area⁽¹⁾
685 ft²
63.7 m²

(1) Excluding balconies and terraces

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

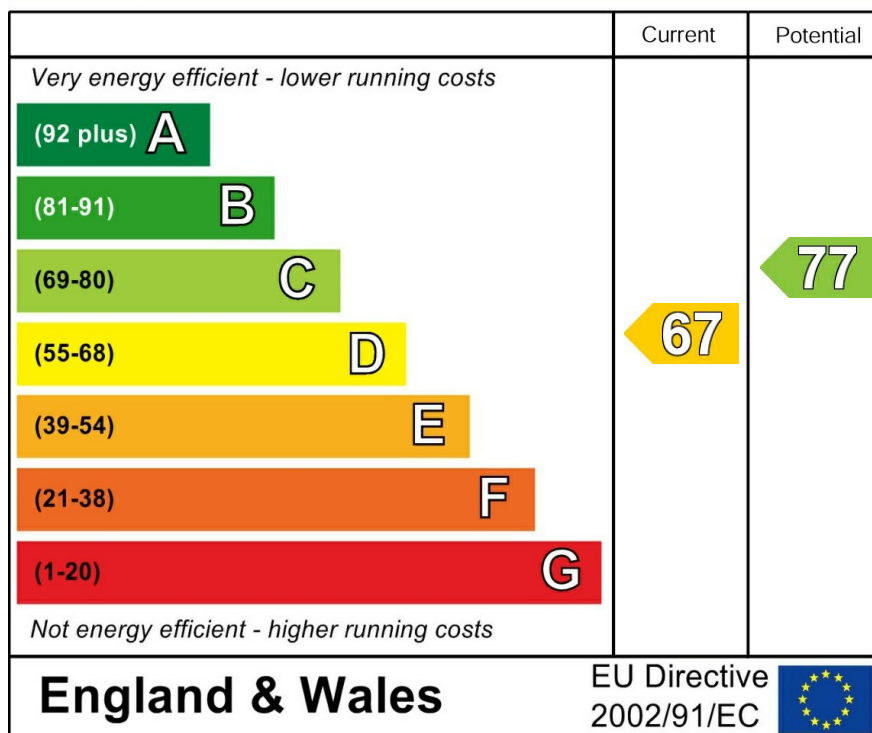
GIRAFFE360

Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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.