

HARDIMANS



26 Conrad Road, Lowestoft, NR33 8QB

Asking Price £230,000

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26 Conrad Road

Lowestoft, NR33 8QB

- STUNNING KITCHEN/FAMILY ROOM INC ALL APPLIANCES
- 3 GOOD SIZE BEDROOMS
- ATTRACTIVE ENCLOSED GARDENS
- GENEROUS SIZE LOUNGE
- MORE THAN AMPLE CAR PARKING

*** THIS FABULOUS PROPERTY IN TURN KEY CONDITION MUST BE SEEN ***
 extremely desirable location, with benefit of an extended and stunning kitchen and family room with includes all appliances, modern style deco throughout, generous size lounge, attractive gardens, must be viewed. E/R D.



GENERAL REMARKS

Outstanding 3 bedroom family home, located on a highly desirable residential development in South Oulton Broad. The property benefits from a stunning kitchen/family room which has extensive glazing allowing so much light to pour in, the kitchen is also fitted in a modern range of high gloss units and pleasantly overlooks the attractive and fully enclosed rear gardens. The property is also complimented with modern style decoration and is presented in 'Ready to move in' condition. Overall this is a property which must be viewed to avoid disappointment.

COVERED ENTRANCE

UPVC double glazed door and side window to

ENTRANCE HALL

stairs to first floor, radiator,

6'0" x 4'3" (1.83 x 1.30 (1.84 x 1.29))

LOUNGE

square bay window, upvc double glazing, vertical blinds, attractive fireplace with polished stone surround, living flame coal effect fire, double radiator, laminate flooring, double doors to

14'1" x 15'1" into bay (4.29 x 4.60 into bay)

PARTICULARLY LOVELY OPEN PLAN KITCHEN/DINER/FAMILY

fitted in a range of white high gloss fronted units to include enamel single drainer sink, integrated Neff dishwasher, washing machine, four burner gas hob, double oven/grill, concealed filter hood, fitted wall cabinets, 2 with glazed doors, integrated refrigerator and freezer with front decor panels, central island unit/breakfast bar, cupboard containing gas combination boiler heating domestic hot water and radiator central heating system, electric meters and fuse box, 2 radiators, laminated flooring, door to rear garden,

17'2" x 20'3" max (5.23 x 6.17 max (5.24 x 6.16))

The property has a part polycarbonate roof and extensive upvc glazing which allows so much natural light to pour in ,





STAIRS TO FIRST FLOOR AND LANDING

radiator, access to roof void, fitted linen cupboard with slatted shelving, upvc double glazed window,

BEDROOM 1 12'1" x 10'0" (3.68 x 3.05 (3.69 x 3.04))
upvc double glazed window, vertical blinds, radiator,

BEDROOM 2 11'5" x 9'11" (3.48 x 3.02)
upvc double glazed window, radiator,

BEDROOM 3 7'8" x 6'10" (2.34 x 2.08)
upvc double glazed window, radiator,

BATHROOM 6'10" x 5'4" (2.08 x 1.63 (2.09 x 1.62))
cased bath hot and cold mixer tap, Triton Instant shower unit, shower screen, vanity wash basin, low level wc, fully tiled walls and floor, upvc opaque glazed window,

OUTSIDE

To the front, good size gravelled driveway providing ample car standing, small lawned area, low level brick retaining walls, external courtesy lighting,

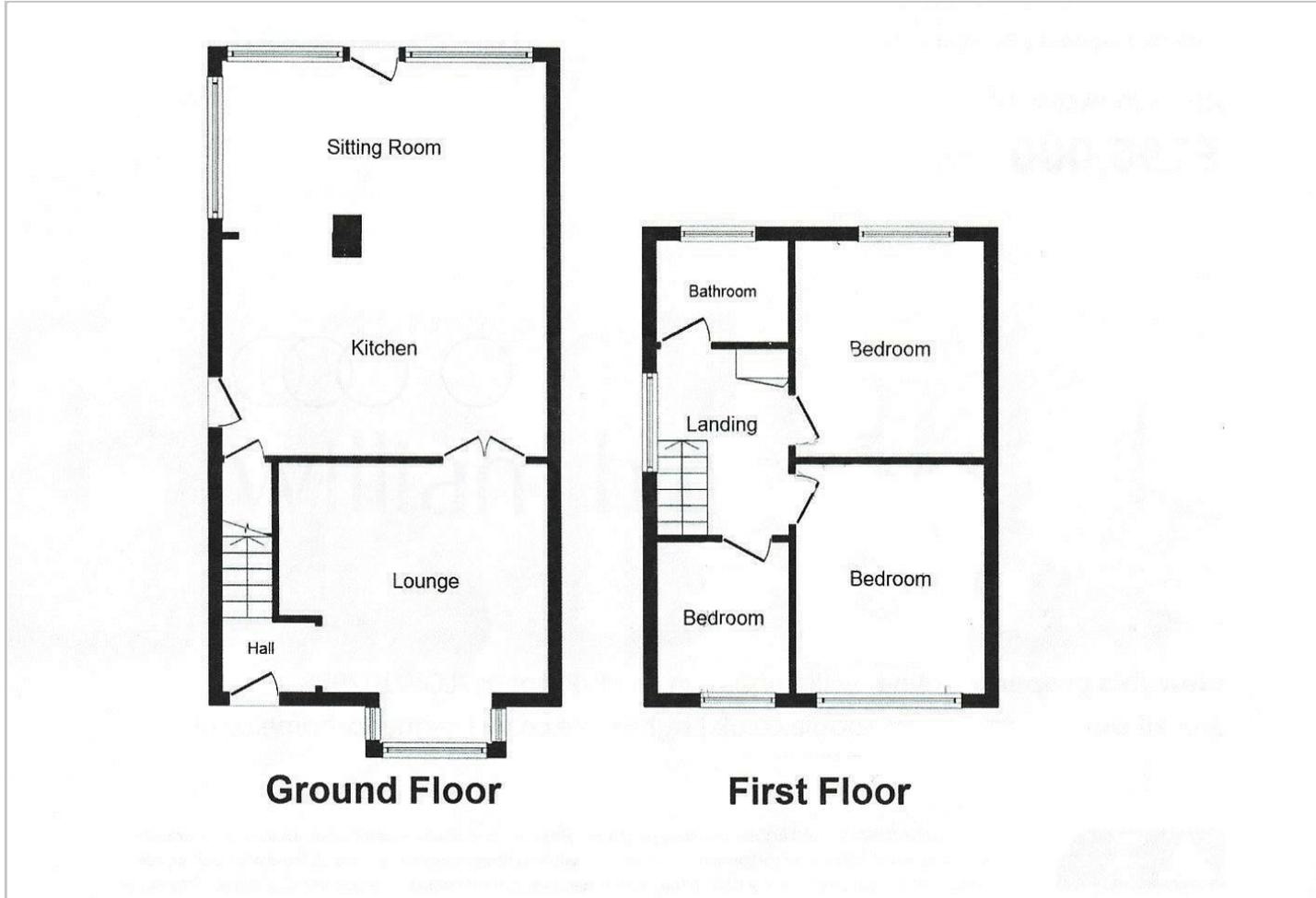
To the side of the property is a fenced off area ideal for wheelie bin storage, gate providing access to a covered area, courtesy lighting,

To the rear, enclosed gardens laid mainly to lawn with timber fencing, flower and shrub borders, timber garden store and external power points,

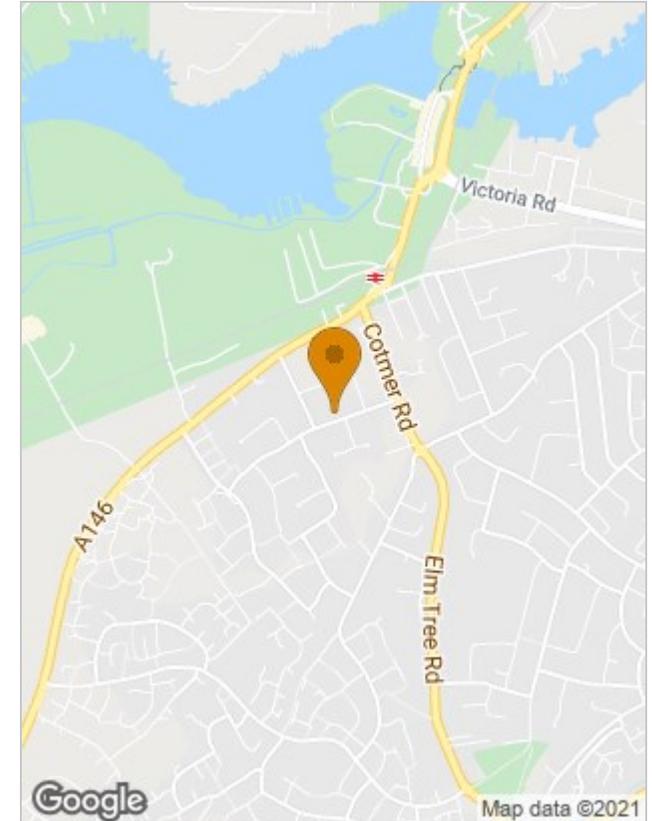




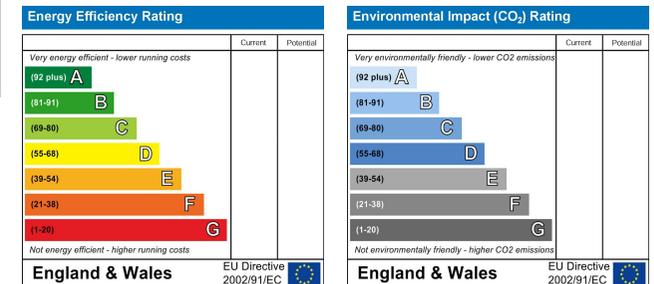
Floor Plans



Location Map



Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



134 London Road North, Lowestoft, Suffolk NR32 1HB
 Tel: 01502 515999
 www.hardimans.co.uk E: info@hardimans.co.uk

