Harbour Road, Lowestoft
Offers in Excess of £210,000 Freehold
Energy Efficiency Rating : TBC

- River Views!
- Spacious Family Home
- Two Reception Rooms
- Modern Fitted Kitchen
- Four Bedrooms
- Off Road Parking
- Close to Town Centre
- Approx. 100ft (stms) Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
With RIVER VIEWS this TERRACED FAMILY HOME offers SPACIOUS ACCOMMODATION with off road PARKING. Offering a modern interior, with generously proportioned rooms, the accommodation comprises a SPACIOUS SITTING ROOM with French doors leading to teared decked seating area, a MODERN fitted KITCHEN with attractive spot lighting, DINING ROOM and ground floor BATHROOM. To the first floor, the property offers FOUR BEDROOMS of which three interconnect. To the rear of the property, the SOUTH FACING garden is mainly laid to lawn and extends to approximately 100ft (stms). Leading down to the river the garden offers an attractive setting with gated access leading to the OFF ROAD PARKING.

LOCATION
Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

DIRECTIONS
You may wish to use your Sat-Nav (NR32 3LZ), but to help you...Heading from Great Yarmouth on the A47 taking the third exit onto A1117 to the next roundabout take the second exit onto Millennium Way, follow to the next roundabout taking the second exit onto Peto Way. At the next roundabout take fourth exit onto A1117 Normanston Drive, taking the first exit onto Bridge Road at the next roundabout. Follow the road taking your second left onto Harbour Road, where the property can be found, indicated by our For Sale board.

A gated entrance leads from the off road parking to the courtyard.

Obscure double glazed entrance door to:

KITCHEN
11' 11" x 8' 9" (3.63m x 2.67m) This spacious kitchen boasts a modern fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and separate drainer with mixer tap, tiled splash backs, space for ‘Range’ style cooker with extractor fan, wood effect flooring, space for washing machine, dishwasher, tumble dryer, and fridge freezer, under cupboard and plinth lighting, uPVC double glazed windows to side, smooth ceiling, door to:
FAMILY BATHROOM
Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit, panelled bath with thermostatically controlled shower and glazed shower screen, built-in cupboard housing a wall mounted gas fired central heating boiler, fully tiled floor and walls, uPVC obscure double glazed window to side, heated towel rail x2, smooth ceiling.

DINING ROOM
11’ 3” x 11’ 10” (3.43m x 3.61m) max Wood effect flooring, radiator, uPVC double glazed window to side, telephone point, smooth ceiling door to:

INNER HALL
Wood effect flooring, radiator, stairs to first floor landing with storage cupboard under, smooth ceiling door to:

SITTING ROOM
20’ 8” x 11’ 10” (6.3m x 3.61m) max With a wonderful view of the river front from the uPVC double glazed French Doors, the sitting room comprises wood effect flooring with underfloor heating, television point, chrome vertical radiator, smooth part vaulted ceiling with recessed spot lights and velux window x2.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, loft access hatch, doors to:

BEDROOM
11’ 10” x 11’ 3” (3.61m x 3.43m) max Wood effect flooring, radiator, television point, uPVC double glazed window to side, range of built-in wardrobes with sliding mirrored doors, smooth ceiling.

BEDROOM
12’ x 8’ 11” (3.66m x 2.72m) Fitted carpet, radiator, television point, uPVC double glazed window to side, range of built-in wardrobes with sliding mirrored doors, smooth ceiling, door to:

BEDROOM
8’ 5” x 8’ 11” (2.57m x 2.72m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

OUTSIDE REAR
French doors via the sitting room lead directly onto the teared decked area with space for entertaining and alfresco dining. The main part of the garden is laid to lawn, and extends to approximately 100ft (stms), with river views, and views of the boats moored and in dry dock. The garden can be accessed via the side gate leading back to the front courtyard area.

EXTERIOR STORAGE SHED
9’ 6” x 6’ 2” (2.9m x 1.88m) Offering an ideal utility space with uPVC obscure double glazed door to side, power and lighting.
Awaiting EPC Rating

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.