

HARDIMANS



13 Snape Drive
Lowestoft, NR32 4SF
Price Guide £265,000



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Nestled on Snape Drive on a popular residential development in North Oulton Broad, this semi-detached house offers a delightful blend of space and modern living. With three well-proportioned bedrooms, and a modern bathroom, this property is perfect for families or those seeking extra room to grow.

The heart of the home is undoubtedly the spacious kitchen, which is designed for both functionality and style. Adjacent to the kitchen, the lovely dining room features patio doors that open onto the garden, allowing for a seamless transition between indoor and outdoor living. This feature is ideal for summer barbecues or simply enjoying the fresh air.

The property boasts a downstairs cloakroom and a modern bathroom, ensuring convenience for all residents and guests. The rear extension adds to the overall size of the home, making it larger than one might initially expect.

Additionally, the oversized double-length garage provides a great space for the car enthusiast with potential for a workshop, catering to various needs.

This home on Snape Drive is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious and well-appointed property. Don't miss the chance to make this lovely house your new home.

UPVC double glazed door to:-

ENTRANCE PORCH

wood flooring, radiator, cloaks hanging space.





DOWNSTAIRS CLOAKROOM

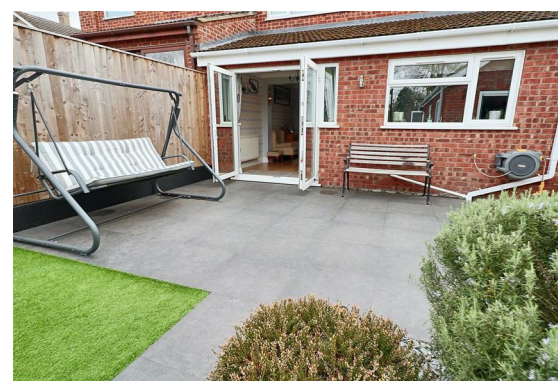
low level wc, corner washbasin, tiled splashback, wood flooring, upvc opaque glazed window.

GOOD SIZE LOUNGE

with an ornamental fireplace, polished stone surround, radiator, stairs to first floor, upvc double glazed picture window overlooking the front garden, vertical blinds, double doors to extended dining room. Note: The property has built-in wiring for tv and surround speaker system.

EXTENDED DINING ROOM

with radiator, laminate flooring, upvc double glazed patio doors and side windows to rear patio and garden.



EXTENDED KITCHEN

fitted in a range of solid oak fronted doors, feature back high gloss one and a half porcelain sink unit, recess and plumbing for automatic washing machine, space for tumble dryer, additionally there is plumbing for dishwasher, space for cooking range, gas point, double extractor canopy, range of fitted wall cupboards with under lighting and internal display cabinet, lighting, cupboard housing a Baxi gas combination boiler, re-fitted in April 2020 with a 10 year guarantee, further built-in shelved cupboard, upvc double glazed window overlooking the rear garden, matching side door, tiled floor.

STAIRS TO FIRST FLOOR AND LANDING

upvc double glazed window, double radiator, access to roof void.

MASTER BEDROOM

upvc double glazed window, vertical blinds, double radiator, range of fitted wardrobe cupboards with 3 sliding doors, 1 mirrored with built-in drawer units under, tv point.

BEDROOM 2

upvc double glazed window, vertical blinds, radiator, inset ceiling spot lighting.





BEDROOM 3

upvc double glazed window, vertical blinds, double radiator, built-in shelved cupboard.

BATHROOM

P shaped shower bath, hot and cold mixer, thermostatic shower unit, contoured shower screen, vanity washbasin, low level wc, fully tiled walls and floor, radiator, inset ceiling spot lighting, upvc opaque glazed window.

OUTSIDE

To the front, the property has a concrete driveway with 2 additional hard standings and gravelled areas providing more than ample car parking, wooden posts and double timber gates providing access to an inner driveway area with further access to over size double length garage. To the rear are good size easy maintenance gardens with astro turf lawn, feature grey porcelain tiled patio and matching pathway, shrub borders with slate chippings. To the rear of the garage is an additional and useful timber lean to store, external power points and water tap.

OVER SIZE AND DOUBLE LENGTH GARAGE

power and light on a fused supply, remote control up and over door, 2 windows with upvc double glazing and double glazed side door, access to roof void providing excellent storage with light.

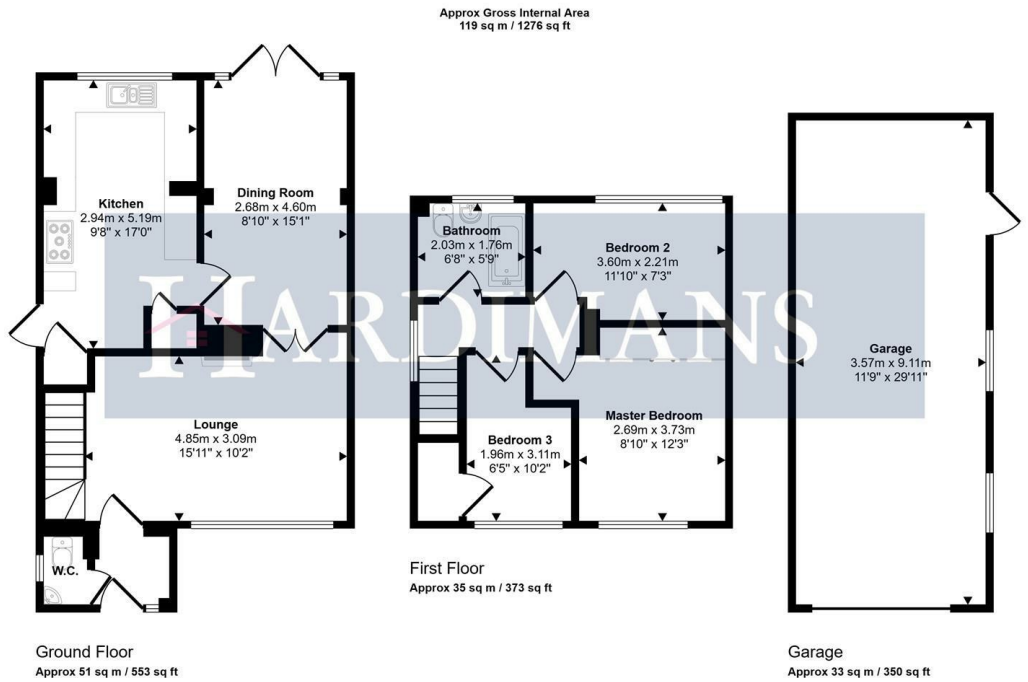
Floor Plan

TENURE
Freehold

COUNCIL TAX BAND
B

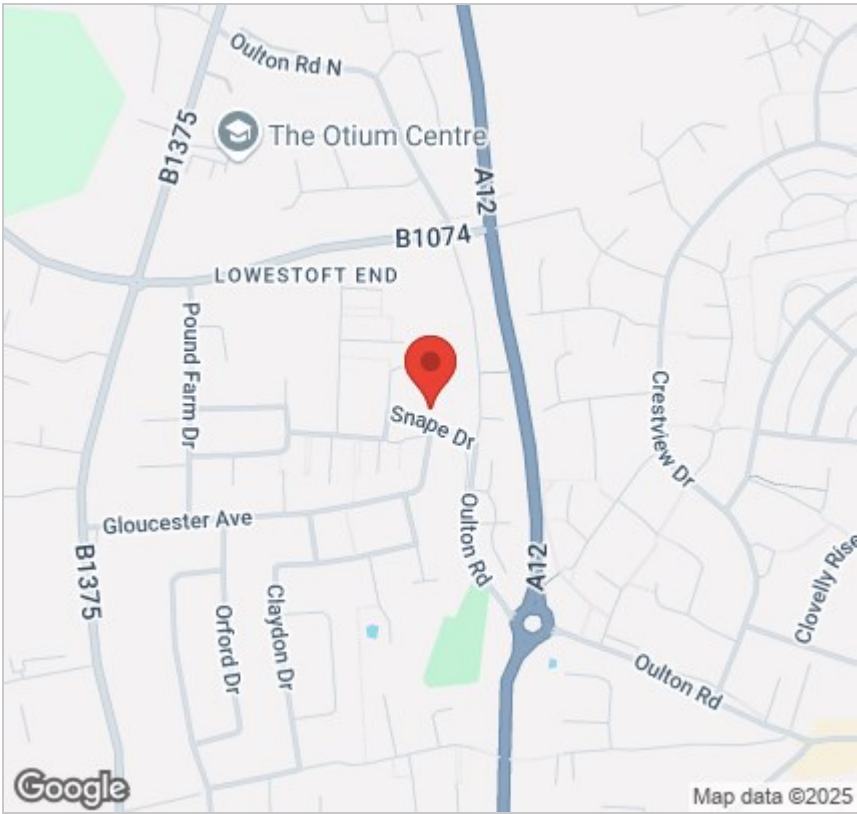
MATERIAL INFO

This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Ultrafast 10000mbps
* Mobile: EE, VODAFONE, THREE, 02 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.

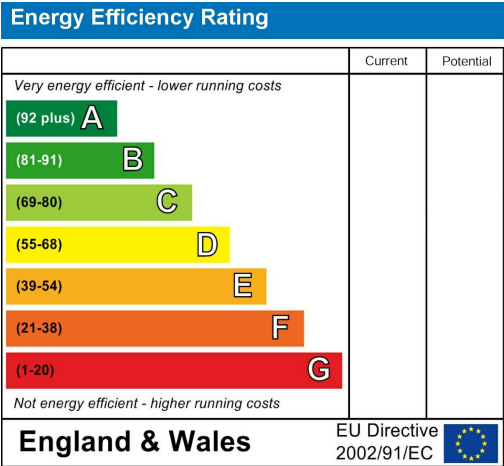


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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