

# HARDIMANS



**28 Queens Road**  
, Lowestoft, NR32 1TB  
**£155,000**



## 28 Queens Road, Lowestoft, Suffolk, NR32 1TB

Located on the popular Queens Road in Lowestoft, this delightful older style house exudes character and warmth, making it an ideal family home.

As you step inside, you will be greeted by a lovely cottage feel that permeates throughout the home. The inviting living areas offer a comfortable space to sit and relax with some of the rooms having open fires and cast iron insets, which not only add a touch of elegance but also create a cosy atmosphere during the colder months. The shaker style kitchen is both functional and stylish, providing the perfect setting for culinary adventures.

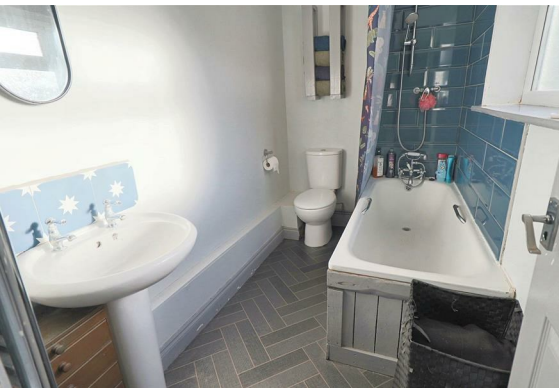
Outside, you will find an attractive courtyard garden with a secluded sitting area which offers a great space for enjoying sunny afternoons.

Additionally, the property benefits from a new gas boiler installed in 2024, ensuring warmth and comfort throughout the year. This thoughtful upgrade adds to the overall appeal of the home, providing peace of mind for future residents.

In summary, this charming cottage on Queens Road is a unique blend of character and modern convenience, making it a perfect choice for those seeking an inviting atmosphere, lovely garden, and practical features, this property is sure to capture the hearts of many.

**UPVC double glazed door to:-**





### **FRONT SITTING ROOM**

bay window, upvc glazing, feature cast iron working fireplace, radiator, laminate flooring.

### **INNER LOBBY**

with stairs to first floor, laminate flooring.

### **DINING ROOM**

upvc double glazed window, radiator, laminate flooring, attractive ornamental brick chimney breast, understairs store cupboard with shelving and light.

### **KITCHEN**

in a range of shaker style units, Butlers sink, hot and cold mixer tap, recess and plumbing for automatic washing machine, Bosch 4 burner ceramic hob, matching oven/grill, tiled splashbacks, gas combination boiler (fitted August 2024), upvc double glazed window, matching side door, tiled floor.

### **BATHROOM**

cased bath, hot and cold, additional thermostatic shower unit, low level wc, pedestal washbasin, chrome towel rail/radiator, upvc opaque glazed window.

### **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void.



### BEDROOM 1

upvc double glazed window, feature cast iron fireplace, radiator, laminate flooring.

### BEDROOM 2

upvc double glazed window, built-in cupboard, radiator, attractive ornamental brick fireplace, painted floorboards, door to:-

### BEDROOM 3

upvc double glazed window, radiator, laminate flooring.

### OUTSIDE

To the front, forecourt garden with brick retaining walls, external gas meters. To the rear, attractive courtyard garden with particularly pleasant seating area, partly covered and with raised planters, gate providing rear pedestrian access.

### COUNCIL TAX BAND

A

### TENURE

Freehold

### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Ultrafast 64mbps

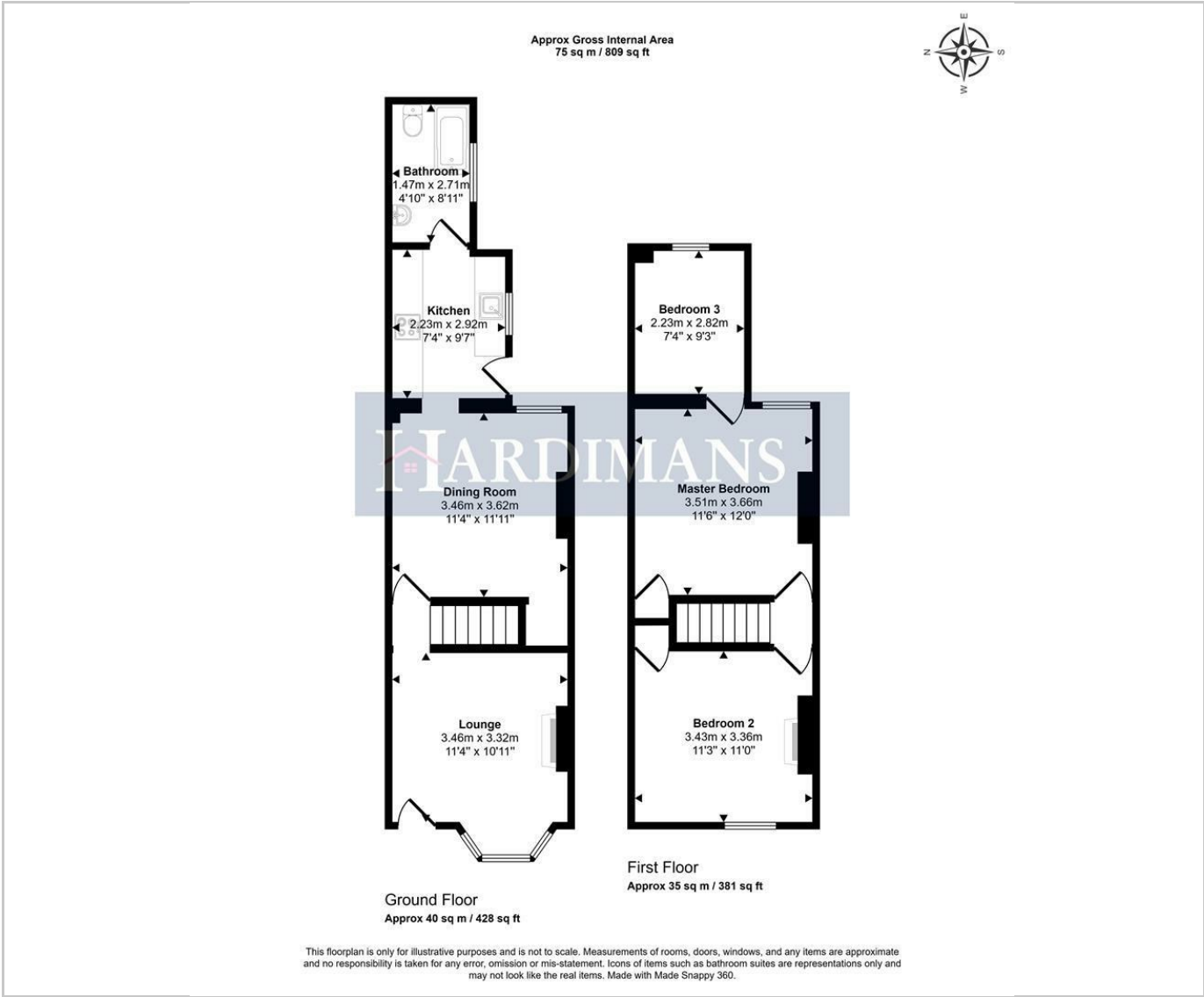
\* Mobile; Good 4g with some 5 g coverage

\* 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.





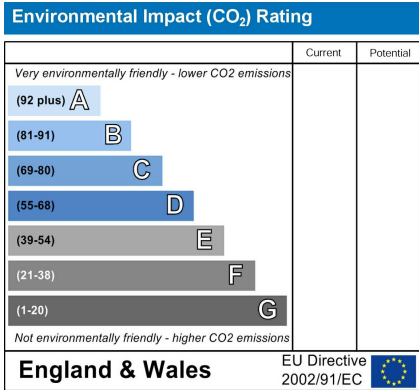
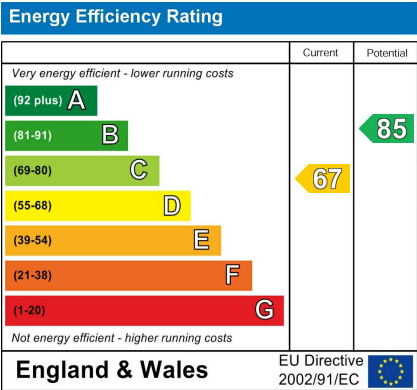
Floor Plan



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.

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